

Town of Belgrade Planning Board

April 20, 2021 / 1 p.m.

This meeting will be conducted online via Zoom at
<https://us02web.zoom.us/j/83033101494>

A G E N D A

Call to Order

1. NEW BUSINESS

A. SHORELAND APPLICATION – Applicants/Owners: Steve DiPalma.
Location: 33 Gables End (Great Pond), Map 37 Lot 29. Purpose: nonconforming lot and nonconforming structure (add second floor over living room for master bedroom and bath).

B. SHORELAND APPLICATION – Applicants/Owners: Couloir Real Estate Holdings LLC/Adam Gardner. Location: 317 Wanser Lane (Great Pond), Map 39 Lot 14. Purpose: nonconforming lot and nonconforming structure (new year-round house).

C. SHORELAND APPLICATION – Applicants/Owners: William and Laura Feder/Elliot Thayer (Thayer Engineering). Location: 163 Burton Woods Rd (Great Pond), Map 37 Lot 24. Purpose: nonconforming lot and nonconforming structure (demolish and replace existing residence).

2. OTHER BUSINESS

A. Consideration of **meeting minutes** from April 13, 2021.

ADJOURN

Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # 21-4
 Map# 37 Lot# 29
 Permit# 4

Logged _____ Date Rec'd by PB/CEO 16.92/00 Fee Paid 41.92 Receipt# _____

Applicant: (Primary Residence)
 Name Steve DiPalma
 Mailing Addr 51 Judique Rd Tewksbury
 State/Zip MA / 01876 Phone# 478-788-4217

2. Owner (if other than applicant):
 Name _____
 Mailing Addr _____
 State/Zip _____ Phone# _____

3. Specific location of property 33 Gables End, Belgrade ME Map# 37 Lot# 29
 Name of Lake/Pond/Stream (if applicable) Great Pond

4. Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other

5. Proposed construction or change in use: Adding a second floor over living room for master bedroom and bath. Total bedrooms will remain at 3 as one BR will be lost for stairs

6. Existing sewage disposal system type and capacity: Proprietary Device - Linear, H-20 load - 1000 Gal Capacity
 Present number of bedrooms 3; Bedrooms to be added under this application 0 (BR upstairs replaces 1 of 3 currently in house)
 When did you purchase the property within Shoreland Zone? 10/20 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area 8,560; Lot area within the Shoreland Zone 100%

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 1,690

9. What is the total area of cleared openings of woody vegetation (Sqft) ~~8,560~~ 6,562

10. Total number of structures on the lots 1. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage 768
 Proposed Structure Square Footage 188

*Required only for structures within Shoreland Zone

I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.

Signature: [Signature] Signature: _____

There may be additional Federal, State or local permits required depending on the nature of the project.

TOWN USE ONLY

DECISION: _____ APPROVE _____ DISAPPROVED

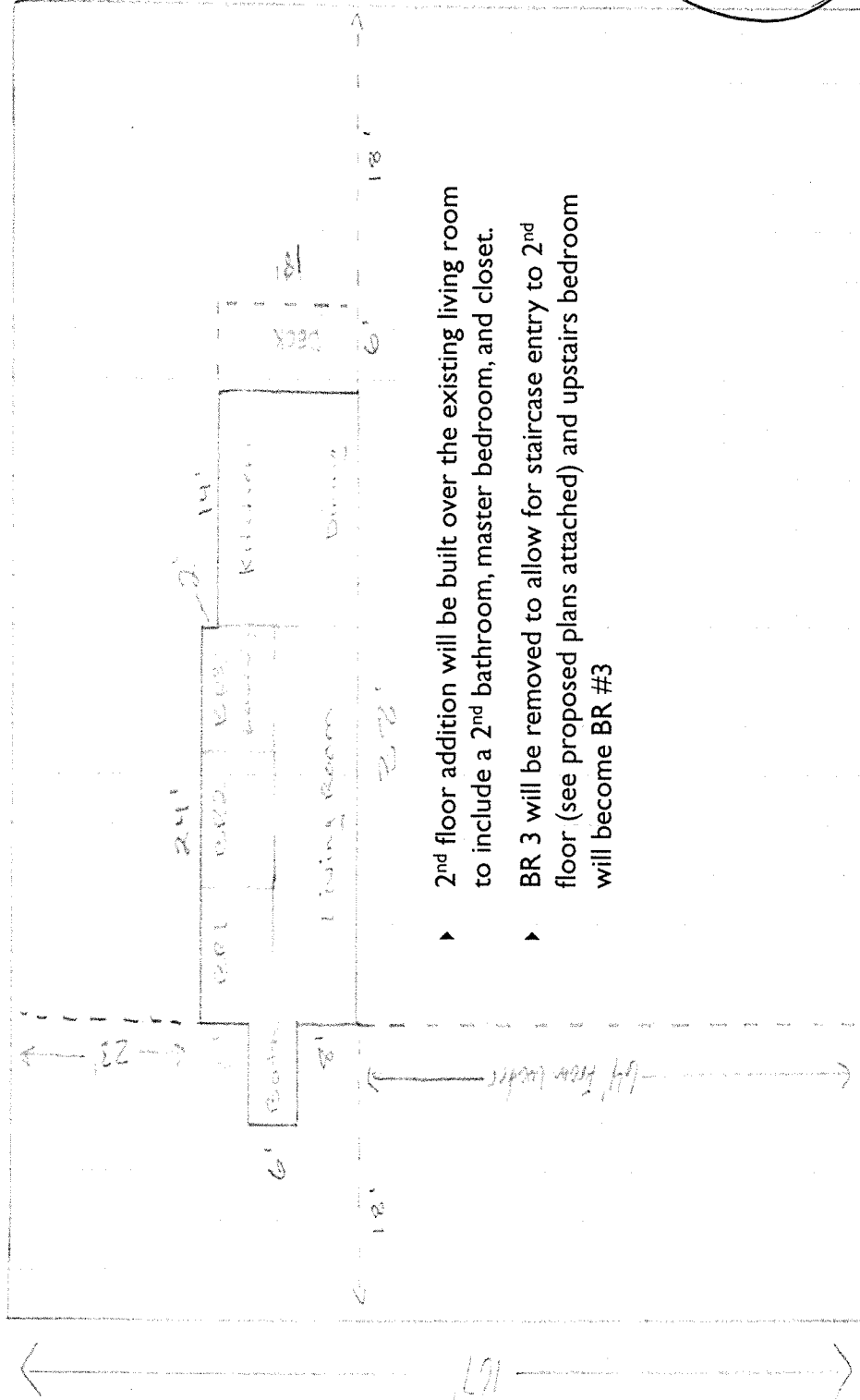
Conditions _____

Date: _____ PB _____ CEO _____

Signatures: _____

Property Plan of Existing Camp

52 Maple Blvd, Belgrade, ME 04917



Handwritten notes at the top of the plan:

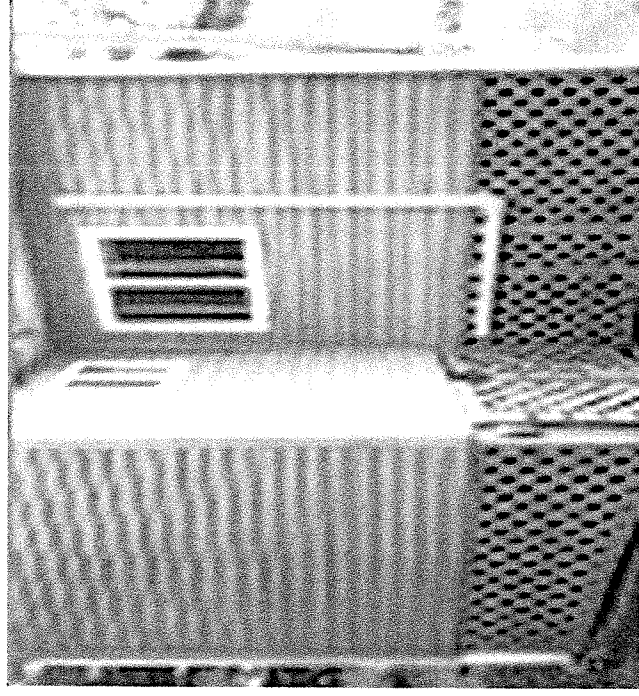
- Kitchen/Dining 11x18 = 153 sq ft
- Bath 6x6 = 36 sq ft
- Living Room 20x24 = 480 sq ft
- Deck 18x18 = 324 sq ft

- ▶ 2nd floor addition will be built over the existing living room to include a 2nd bathroom, master bedroom, and closet.
- ▶ BR 3 will be removed to allow for staircase entry to 2nd floor (see proposed plans attached) and upstairs bedroom will become BR #3

Great Pond



Camp Left / Right Side Pictures

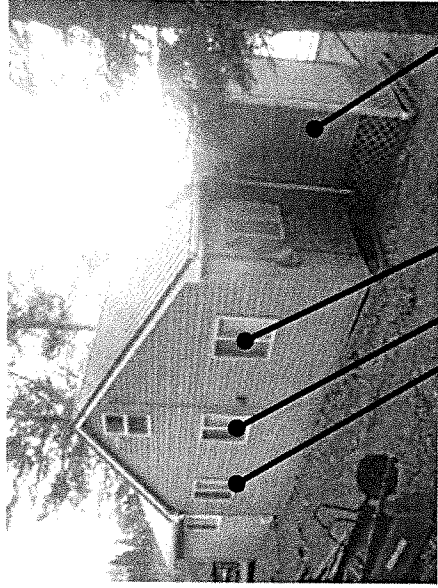


Camp Front/Back Pictures



Living room & bedrooms

Kitchen / Dining



Street side (back) view

Bathroom

Bedroom 3, 2, & 1



Lakeside (front) view

Bathroom



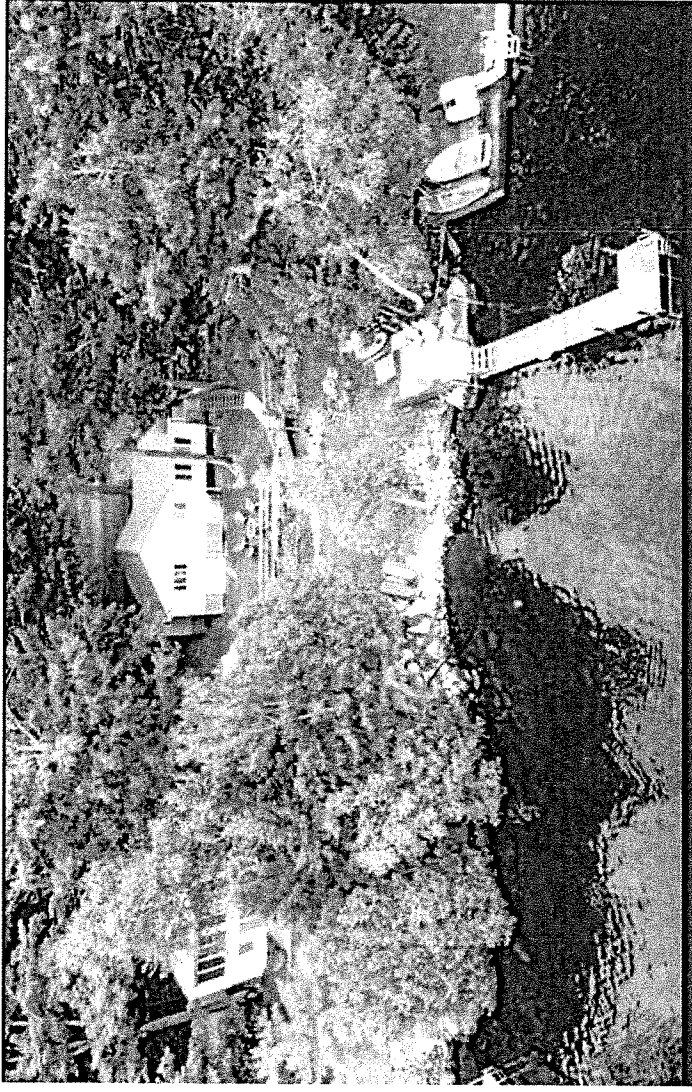
33 Gables End, Belgrade, ME 04917

Permit Application & Supporting Documentation

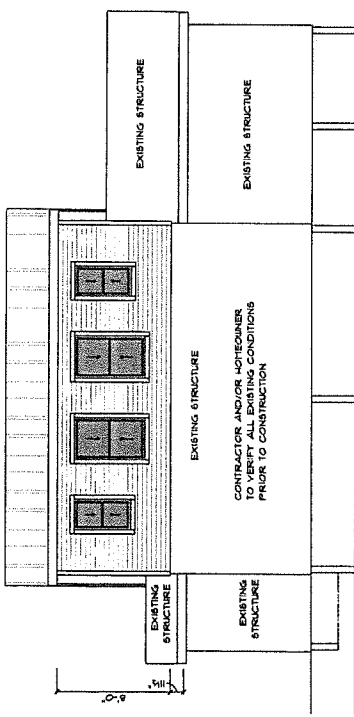
Prepared by: Steve DiPalma

978-788-4727

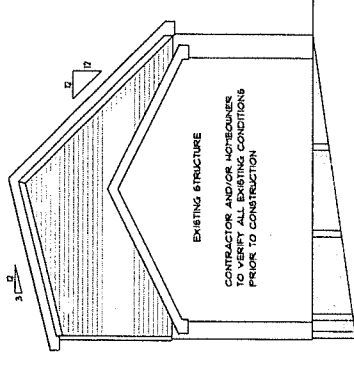
sdipalma1218@gmail.com



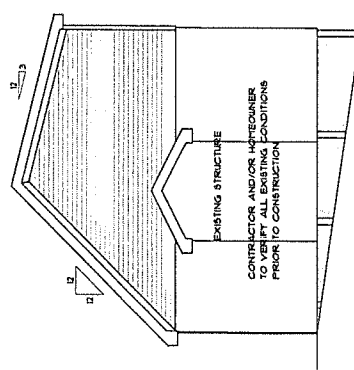
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



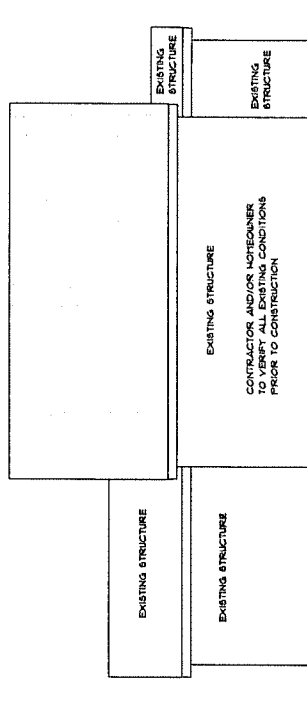
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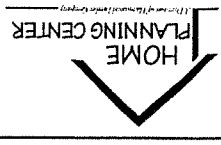
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



STEVE & SUE DIPALMA

ADDITON	ADDITON	SCALE: AS NOTED
CUM	CUM	DATE: 01/10/2010
REV	REV	DATE
1	1	01/10/2010

2 OF 3
AD201869

21 LOCATIONS ACROSS MAINE
Hammond Lumber Company
WWW.HAMMONDLUMBER.COM

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

DRAWING SCHEDULE	
TITLE PAGE	1
ELEVATIONS	2
PLANS	3

AREA SCHEDULE	
NAME	AREA
FOOTPRINT (USED FOR ESTIMATING) 759 sq. ft.	
FINISHED SECOND FLOOR	252 sq. ft.



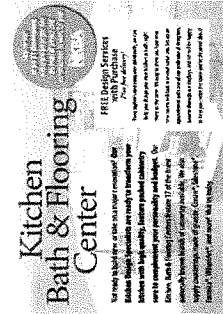
my.hammondlumber.com

- View and download Invoices, Credits and Statements
- Download transactions to Quickbooks™
- Make account payments
- View job addresses and business contacts



Full Window & Door Showroom

For ready to go in or on your computer! We have everything you need to transform your home with high quality, custom made products. We can help you with every step of the way from design to installation.



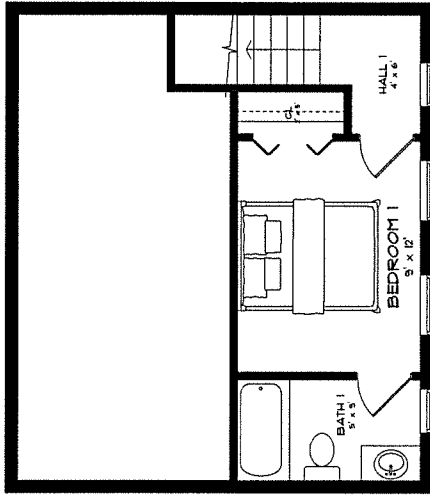
FREE Design Services With Purchases Over \$1000

For all your building needs! Complete Design & Delivery. Door Windows & More. Free Delivery & Installation. Free Change Orders. Job Site Clean-Up. Mount Pre-Drilling.



Experience to Build On

For all your building needs! Complete Design & Delivery. Door Windows & More. Free Delivery & Installation. Free Change Orders. Job Site Clean-Up. Mount Pre-Drilling.



- ▷ MAIN LIVING 108 SQ. FT.
- ▽ BEDROOMS 12 SQ. FT.
- ▷ BEDROOM 1 41 SQ. FT.
- ▷ BEDROOM 2 21 SQ. FT.
- ▷ BATHROOMS & LAUNDRY
- ▷ BATH 1
- ▷ UTILITY & MISC.
- ▷ HALL 1
- ▷ GARAGE
- ▷ BONUS & UNFINISHED
- ▷ EXTERIORS

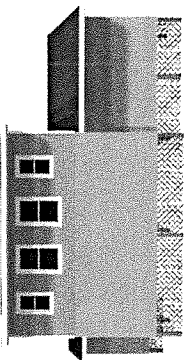
GENERAL PLAN NOTES
 ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES. THE BUILDING CODE IS THE MINIMUM REQUIREMENT. ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE.
 ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.
 ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND EXTEND BELOW THE FROST LINE.
 ALL LUMBER EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE MUST BE PRESERVE TREATED.
 GARAGE CEILING TO BE HARDWARE, INTERCONNECTED AND FINISHED TO MATCH ADJACENT LOCATIONS.
 EACH SLEEPING AREA - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS - ON EACH ADDITIONAL STORY INCLUDING BARBIENET AND HABITABLE ATTICS SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) SMOKE DETECTOR. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 GARAGE CEILING WITH HABITABLE SPACE ABOVE MUST BE PROTECTED WITH 5/8" TYPE X GYPSUM.
 CORTON WALL BETWEEN HOUSE AND GARAGE MUST HAVE NO LESS THAN 10" GYPSUM ON THE GARAGE SIDE.
 OPENINGS BETWEEN THE RESIDENCE AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATE DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.
 GARAGE FLOOR MUST BE AN APPROVED NON-COMBUSTIBLE MATERIAL AND BE BURNED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A FLOOR DRAIN OR THE MAIN VEHICLE ENTRY DOOR.
 MAX BULL HEIGHT FOR EGRESS WINDOWS IS 44".
 REFER TO IRC TABLE R602.3(1) FOR HAZARDOUS GLAZING LOCATIONS.
 REFER TO IRC TABLE R602.3(1) FOR FASTENING SCHEDULE.
 REFER TO IRC R403.2(2) FOR INTERIOR GROUND SPANS.

OPENING SCHEDULE			
LIBRARY NAME	PRODUCT CODE	COUNT	EGRESS
SPFDOORS/INTERIOR/BIPOD	2048 B	1	No
SPFDOORS/INTERIOR/INGED	2048 L	2	No
SPFHARYN/LEVELATE/DOUBLE HINGED	1248 L	2	No
SPFHARYN/LEVELATE/DOUBLE HINGED	1248 L	2	Yes

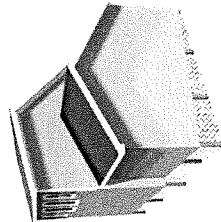
21 LOCATIONS ACROSS MAINE
 Hammond Lumber Company
 21 LOCATIONS ACROSS MAINE
 www.hammondlumber.com

STEVE & SUE DIPALMA
 OWN
 ADDITION
 BELGRADE
 SCALE: AS NOTED
 1 OF 3

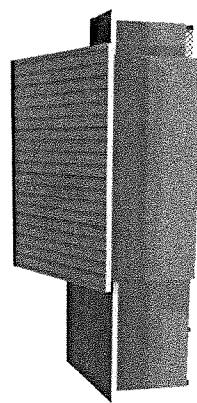
HOME
 PLANNING CENTER
 A Division of Hammond Lumber Company



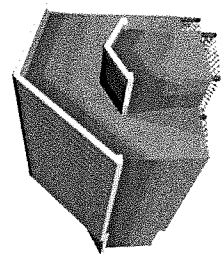
FRONT



RIGHT

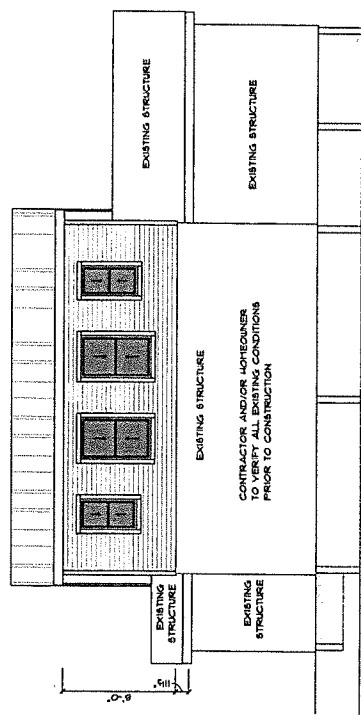


REAR

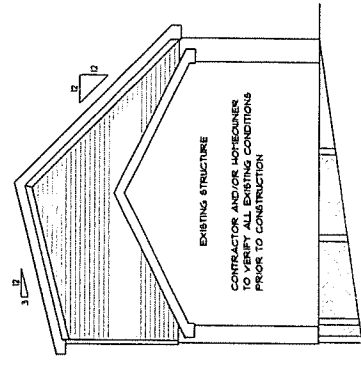


LEFT

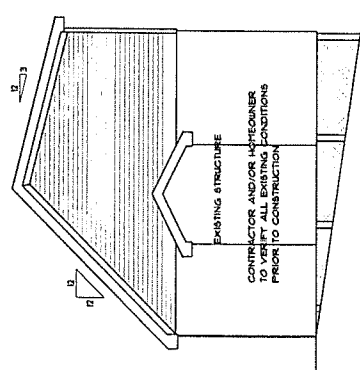
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



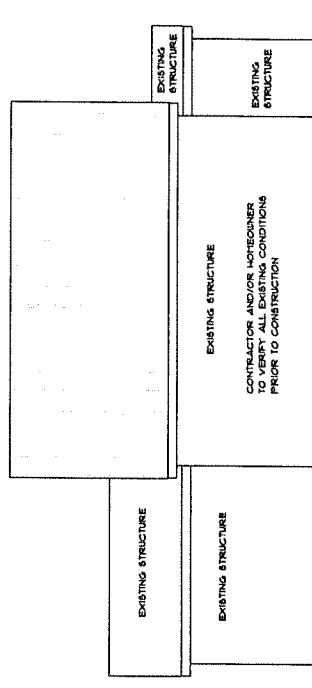
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



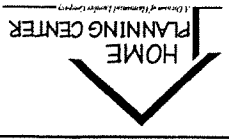
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

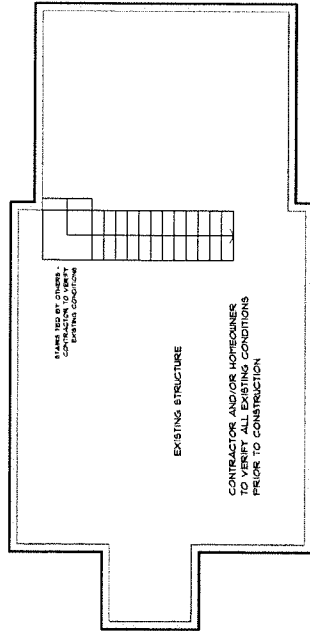


STEVE & SUE DIPALMA

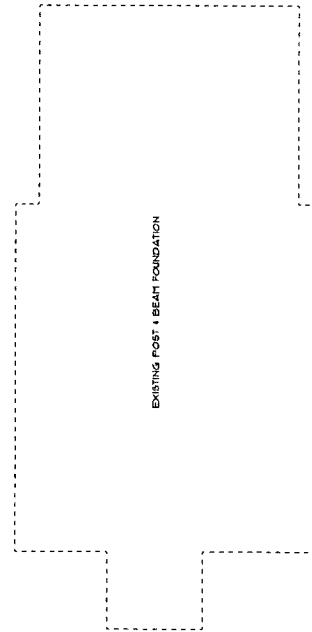
OWNER	SKN	NCP	DEL	DATE
ADDITION				
BELGRADE	SCALE: AS NOTED			
2 OF 3				

Hammond Lumber Company
21 LOCATIONS ACROSS MAINE
WWW.HAMMONDLUMBER.COM

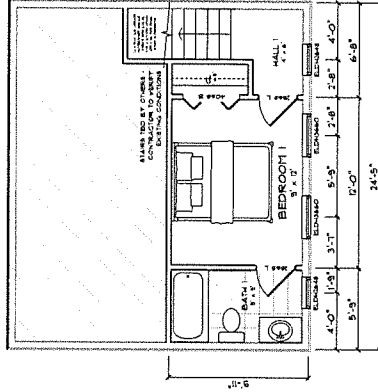
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



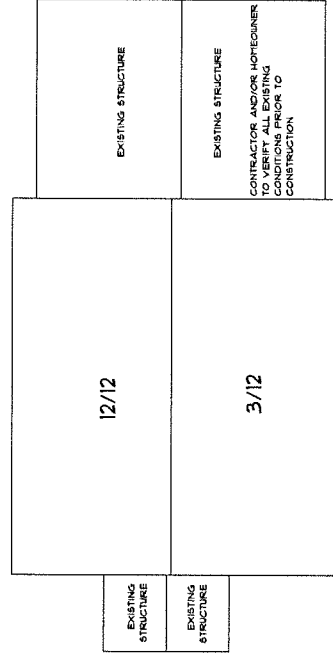
FIRST FLOOR
SCALE: 1/4" = 1'-0"



FOUNDATION
SCALE: 1/4" = 1'-0"



SECOND FLOOR
SCALE: 1/4" = 1'-0"



ROOF
SCALE: 1/4" = 1'-0"

HOME
PLANNING CENTER

STEVE & SUE DIPALMA

OWN

ADDITION

BELGRADE

SCALE: AS NOTED

DATE: October 21, 2020

BY: [Signature]

PROJECT: [Signature]

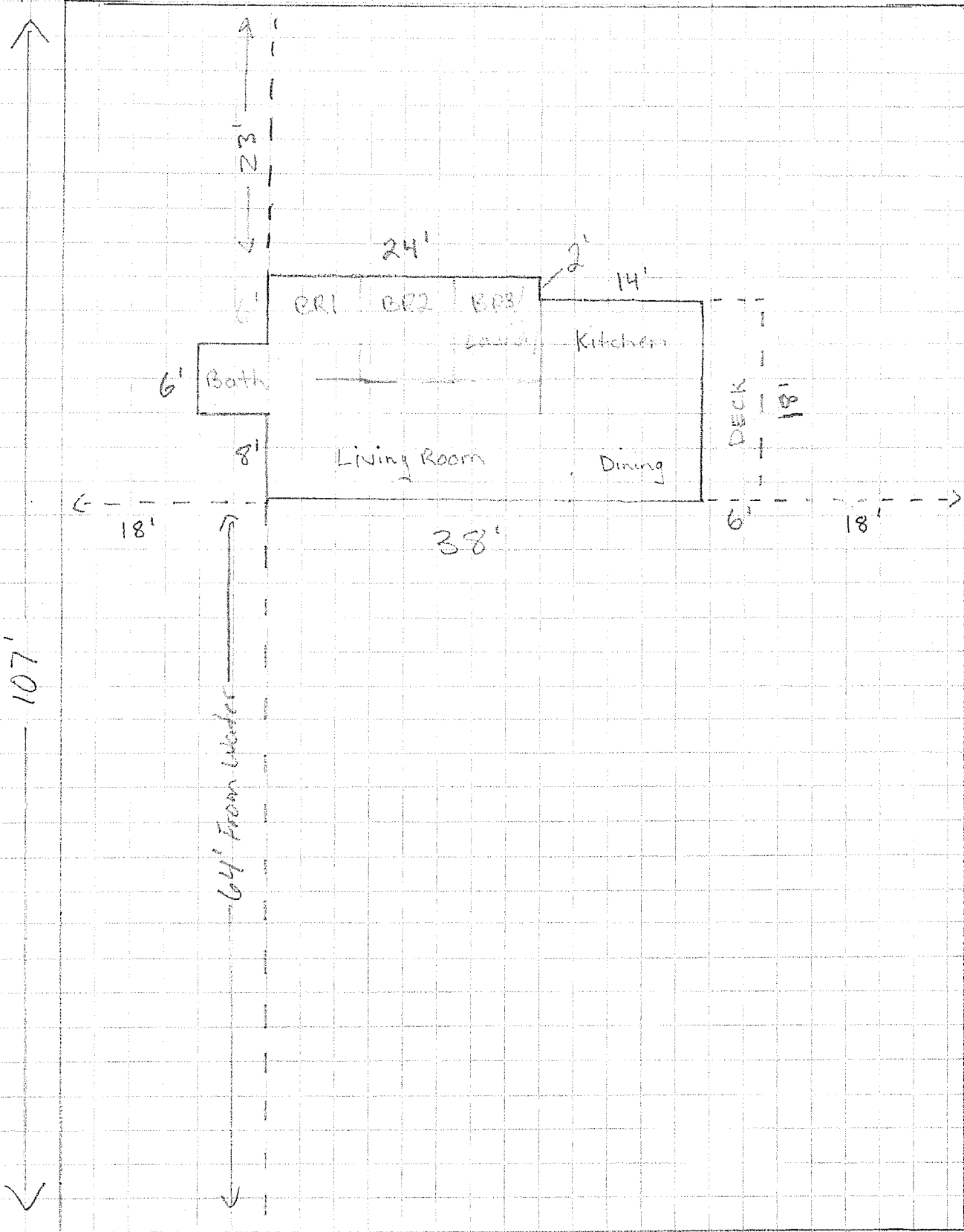
3 OF 3
AD201869

21 LOCATIONS ACROSS MAINE
Hammond
Lumber Company
WWW.HAMMONDLUMBER.COM

PLEASE REFER TO THE CONTRACT DOCUMENTS FOR ALL NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

33 Gables End, Belgrade, ME 04917

80'



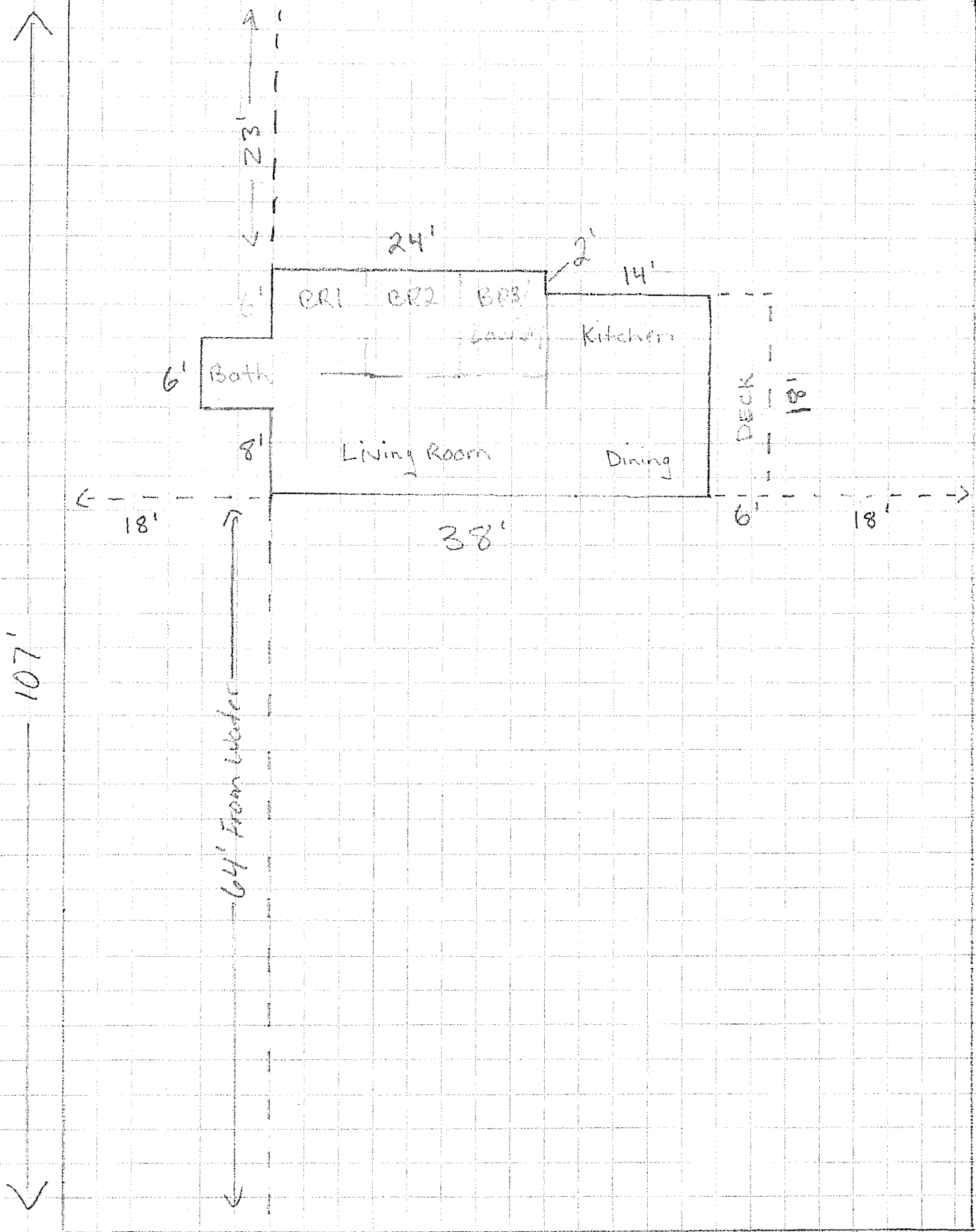
Bath $6 \times 8 = 48 \text{ sq}'$
 Kitchen/Dining $14 \times 18 = 252 \text{ sq}'$
 Living / 3 BR'S $20 \times 24 = 480 \text{ sq}'$
 = 768 sq'

Seals
 $14' \times 3'$

GREAT POND

33 Gables End, Belgrade, ME 04917

30'



Bath 6x8 = 48 sq'
 Kitchen/Dining 14x18 = 252 sq'
 Living / 3 BR'S 20x24 = 480 sq'
 = 768 sq'

Scale
 1/4" = 3'

GREAT POND

agardner81@yahoo.com

Shoreland
 Certified Contractor
 Number # 798
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # 21-19
 Map# 39 Lot# 14
 Permit# 19

Date Logged 3/30/21 Date Rec'd by PB/CEO 192.76 \$ 25.00 Fee Paid Receipt# 1454

1. Applicant: Name <u>Coulor Real Estate Holdings LLC</u> Mailing Addr <u>Po Box 550 Belgrade Maine</u> State/Zip <u>ME 04918</u> Phone# <u>215-7951</u>	2. Owner (if other than applicant): Name <u>SAME</u> Mailing Addr _____ State/Zip _____ Phone# _____
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3. Specific location of property 317 Wansor Lane Adam Gardner Map# 39 Lot# 14
 Name of Lake/Pond/Stream (if applicable) Great Pond

4. Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other

5. Proposed construction or change in use: New four room house

6. Existing sewage disposal system type and capacity: New - 3 bed
 Present number of bedrooms _____; Bedrooms to be added under this application _____
 When did you purchase the property within Shoreland Zone? _____ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area 38214; Lot area within the Shoreland Zone 21531

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 3,710

9. What is the total area of cleared openings of woody vegetation (Sqft) 5,000 ft²

10. Total number of structures on the lots 1. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage 0
 Proposed Structure Square Footage 1200 footprint Home Deck - 375
 *Required only for structures within Shoreland Zone septic - 2144 - living.

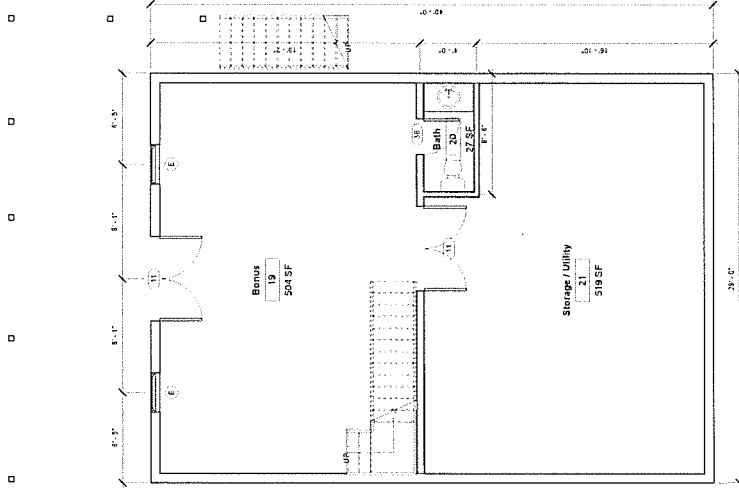
I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.

Signature: _____ Signature: _____

There may be additional Federal, State or local permits required depending on the nature of the project.

TOWN USE ONLY DECISION: _____ APPROVE _____ DISAPPROVED Conditions _____ _____ _____ _____	Date: _____ PB _____ CEO _____ Signatures: _____ _____ _____ _____
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20



Basement and Foundation

1/16 = 1/4"

21

Window Schedule				
Mark	Width	Height	Count	Comments
A	3'-1 1/8"	4'-0 7/8"	6	TW0310
B	5'-11 5/8"	4'-0 13/16"	3	CM024
C	5'-11 7/8"	2'-0 1/8"	1	A321
D	4'-8 1/2"	3'-4 13/16"	2	CK23
E	2'-9 5/8"	5'-4 7/8"	4	TW0282
F	5'-2 3/4"	3'-4 13/16"	1	CV0235
G	2'-11 5/8"	5'-4 7/8"	3	TW21052
H	3'-6"	6'-0"	2	Fixed
I	3'-6"	6'-0"	2	Fixed

Door Schedule					
Mark	Width	Height	Swing	Count	Comments
1	3'-0"	6'-8"		1	
2A	3'-0"	6'-8"		1	
2B	3'-0"	6'-8"		1	
3A	2'-6"	6'-8"		3	
3B	2'-6"	6'-8"		1	Pocket Door
4	5'-0"	6'-8"		1	Bi-fold Door
5	5'-0"	6'-8"		1	Bi-fold Door
6	2'-6"	6'-8"		2	
8	6'-0"	6'-8"		2	Glass Sliding Door
9	5'-0"	6'-8"		1	Bi-fold Door
10	3'-0"	6'-8"		1	Double door
11	6'-0"	6'-8"		2	Double door
12	4'-0"	6'-8"		1	Bi-fold Door

Rev. Log	Draw	Revision

BOURASSA
DESIGN & INSPECTION

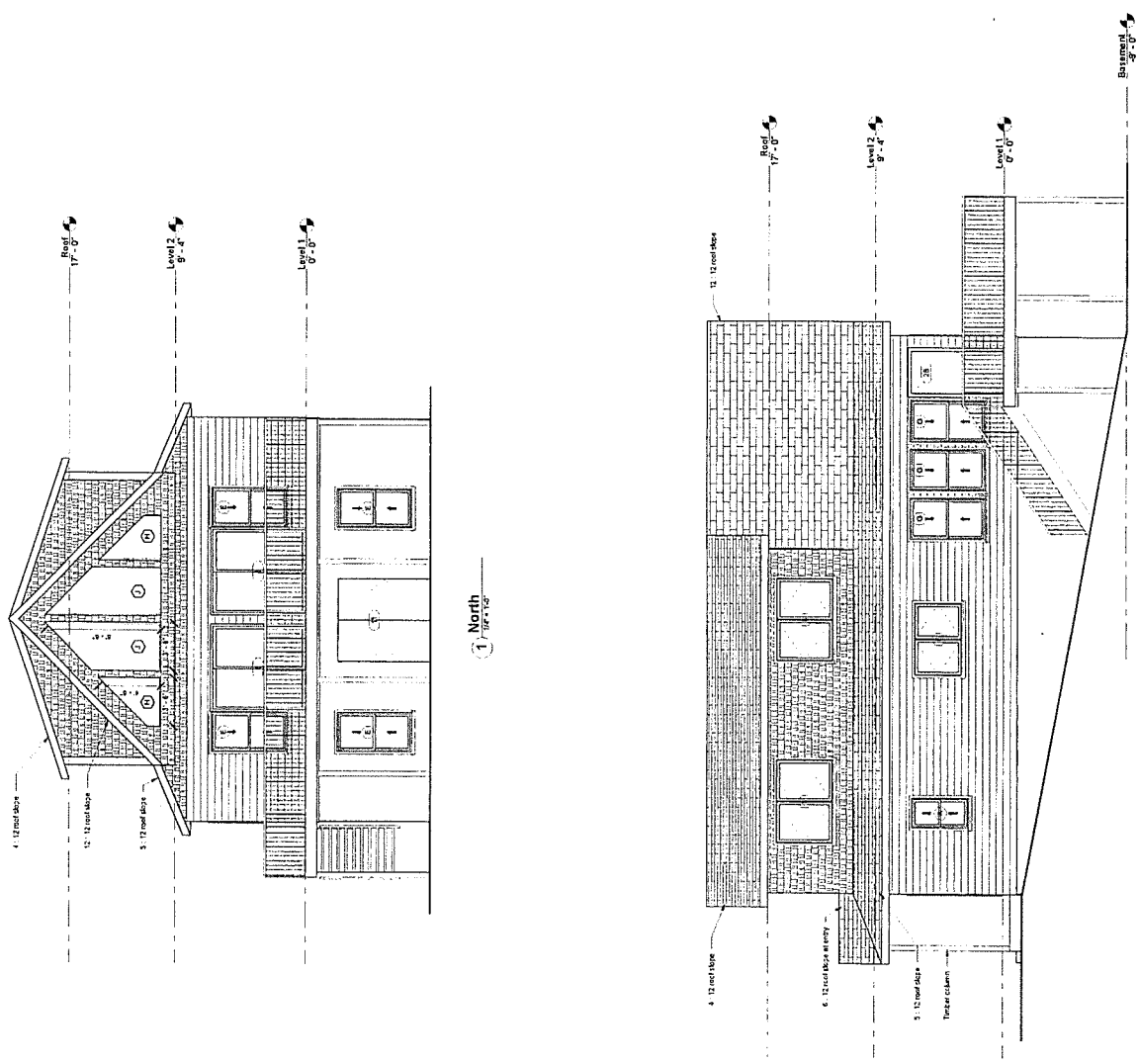
Couloir
Proposed Home
Wanser Lane, Belgrade, Maine

PROJECT: C1605
DATE: 4/16/2024

CONSTRUCTION
DRAWINGS

Exterior

2.0

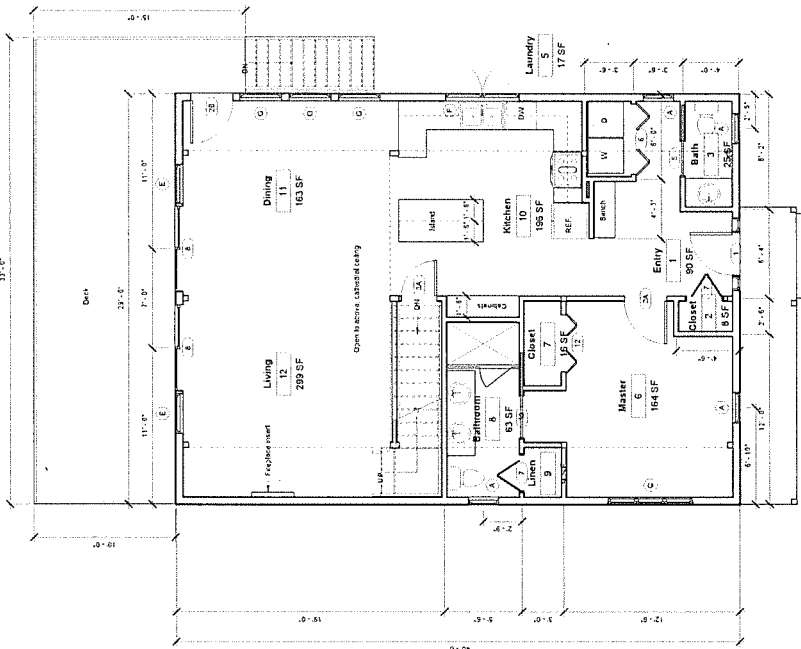


1 North
1/8" = 1'-0"

2 East
1/8" = 1'-0"

2.0

2.0



2.1

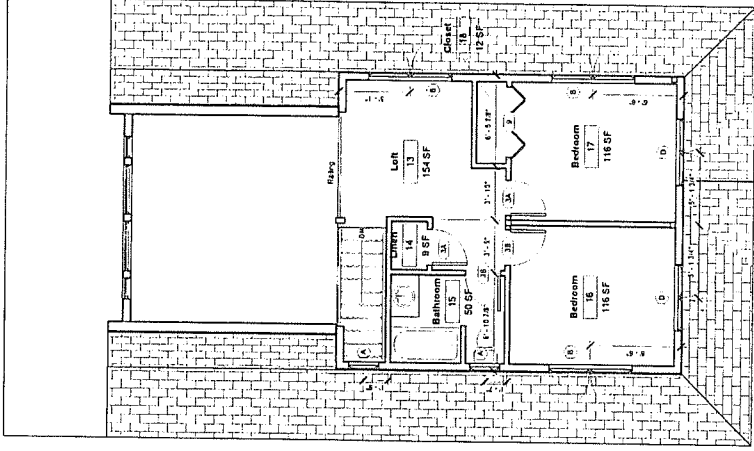


First Floor Plan
1/4" = 1'-0"

2.1

Window Schedule				
Mark	Width	Height	Count	Comments
A	3'-1.58"	4'-0.76"	6	TW0310
B	5'-11.58"	4'-0.1316"	3	CXW624
C	5'-11.78"	2'-0.18"	1	A31
D	4'-8.17"	3'-4.1316"	2	CX23
E	2'-9.58"	5'-4.78"	4	TW2852
F	2'-1.58"	5'-4.1316"	3	CX22
G	3'-1.58"	5'-4.1316"	3	TW1082
H	3'-8"	4'-6"	2	Fires
J	3'-6"	8'-6"	2	Fires

Door Schedule					
Mark	Width	Height	Swing	Count	Comments
1	3'-0"	8'-8"		1	
2A	3'-0"	6'-8"		1	
2B	3'-0"	6'-8"		1	
3A	2'-6"	6'-8"		3	
3B	2'-6"	6'-8"		3	Pocket Door
4	2'-6"	6'-8"		1	Bl-Fold Door
5	5'-0"	6'-8"		1	Bl-Fold Door
6	5'-0"	6'-8"		1	Bl-Fold Door
7	2'-6"	6'-8"		2	
8	6'-0"	6'-8"		2	Glass Sliding Door
9	5'-0"	6'-8"		1	Bl-Fold Door
10	2'-0"	6'-8"		1	Double door
11	2'-0"	6'-8"		1	Double door
12	4'-0"	6'-8"		1	Bl-Fold Door



20

21

21

Window Schedule				
Mark	Width	Height	Count	Comments
A	2'-1 1/8"	4'-0 7/8"	6	TW20310
B	5'-11 5/8"	4'-0 13/16"	3	CNV24
C	5'-11 7/8"	2'-0 1/8"	1	AX21
D	4'-8 1/2"	2'-4 13/16"	2	CX23
E	4'-8 1/2"	2'-4 13/16"	2	CX23
F	5'-2 3/4"	3'-4 13/16"	1	CNV265
G	2'-11 5/8"	5'-4 7/8"	3	TW21052
H	3'-6"	4'-5"	2	Fixed
J	3'-6"	8'-5"	2	Fixed

Door Schedule					
Mark	Width	Height	Swing	Count	Comments
1A	3'-0"	6'-8"		1	
1B	3'-0"	6'-8"		1	
1C	3'-0"	6'-8"		1	
1D	3'-0"	6'-8"		1	
1E	3'-0"	6'-8"		1	
1F	3'-0"	6'-8"		1	
1G	3'-0"	6'-8"		1	
1H	3'-0"	6'-8"		1	
1I	3'-0"	6'-8"		1	
1J	3'-0"	6'-8"		1	
1K	3'-0"	6'-8"		1	
1L	3'-0"	6'-8"		1	
1M	3'-0"	6'-8"		1	
1N	3'-0"	6'-8"		1	
1O	3'-0"	6'-8"		1	
1P	3'-0"	6'-8"		1	
1Q	3'-0"	6'-8"		1	
1R	3'-0"	6'-8"		1	
1S	3'-0"	6'-8"		1	
1T	3'-0"	6'-8"		1	
1U	3'-0"	6'-8"		1	
1V	3'-0"	6'-8"		1	
1W	3'-0"	6'-8"		1	
1X	3'-0"	6'-8"		1	
1Y	3'-0"	6'-8"		1	
1Z	3'-0"	6'-8"		1	

Second Floor Plan
1/8" = 1'-0"



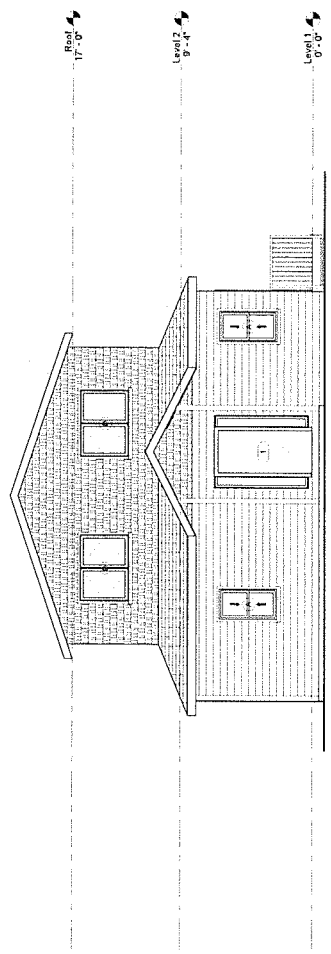
CONSTRUCTION DRAWINGS

PROJECT: GLEAY
DATE: 1/10/2021

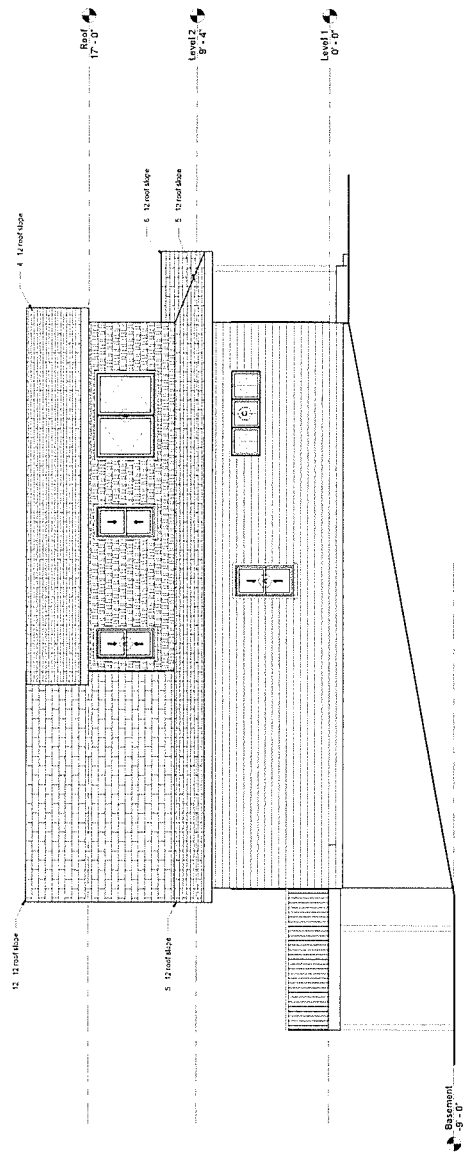
Couloir
Proposed Home
Wanser Lane, Belgrade, Maine

BOURASSA
DESIGN & INSPECTION

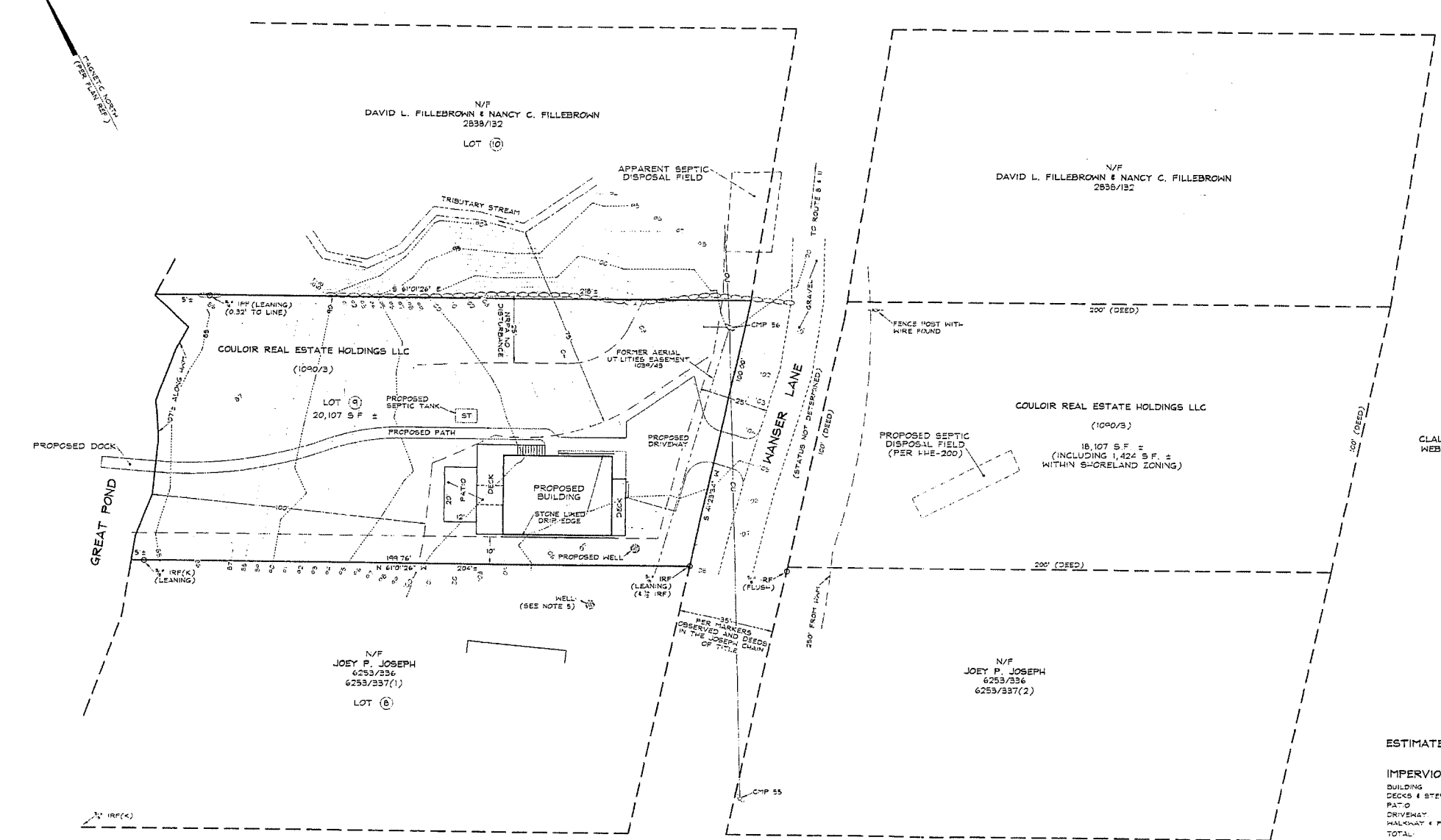
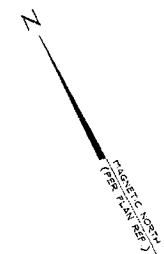
Rev. Log
Date
By



1 South



2 West



LEGEND

RF(K)	IRON ROD FOUND CAPPED 'R KNOWLTON, P.L.B 1318'
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY OF
669/124	BOOK 669, PAGE 124, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
=	MORE OR LESS
CHP 56	CENTRAL MAINE POWER COMPANY UTILITY POLE NUMBER 56
—OU—	OVERHEAD UTILITIES
GA	GUY ANCHOR
LOT (a)	LOT NUMBER 'a' (PER PLAN REF.)
ERM	ELEVATION REFERENCE MARK (SEE NOTE 5)
—104—	EXISTING CONTOUR LINE, ELEVATION = 104' (SEE NOTE 5)

ESTIMATED CANOPY OPENING: 5,000 S.F.±

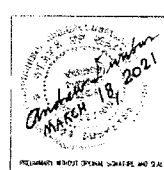
IMPERVIOUS AREAS:

BUILDING	1,160 S.F.±
DECKS & STEPS	50 S.F.±
PATIO	249 S.F.±
DRIVEWAY	1,054 S.F.±
WALKWAY & PATIO	749 S.F.±
TOTAL	3,710 S.F.± = 7,235 AREA IN SHORELAND ZONE

- NOTES:**
- 1) MATTERS REGARDING TITLE AND LEGAL ASPECTS SHOULD BE REFERRED TO AN ATTORNEY
 - 2) SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A TITLE SEARCH
 - 3) STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF
 - 4) UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. CONTRACTORS SHALL VERIFY PRIOR TO COMMENCING ANY SUBSURFACE ACTIVITIES
 - 5) ELEVATIONS ARE BASED ON AN ASSUMED VERTICAL DATUM. PROJECT ELEVATION REFERENCE MARK IS THE TOP OF A STEEL WELL CASING FOUND SOUTHERLY OF THE SUBJECT PROPERTY. ELEVATION = 111.76 FEET

PLAN REFERENCE:

"SHORE LOTS ON GREAT POND, OWNED BY LOUIS M. MONCHAMP AND GENEVIEVE D. MONCHAMP, BELGRADE, MAINE, DATED OCTOBER 1, 1948, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 72 & 73"



THAYER ENGINEERING COMPANY
 LAND SURVEYORS, CIVIL ENGINEERS, PLANNERS
 17 HAZEN STREET, BANGOR, MAINE 04401-1613
 (207) 592-7762 FAX (207) 592-6112 thayereng.com

EXISTING CONDITIONS PLAN
COULOIR REAL ESTATE HOLDINGS LLC
 317 WANSER LANE
 GREAT POND
 BELGRADE, MAINE

Date: MARCH 18, 2021 Drawn by: NM Chkd. by:
 Scale: 1" = 20' Drawing # 1 Proj # 180531

Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # _____
 Map# _____ Lot# _____
 Permit# _____


Date Logged _____ Date Rec'd by PB/CEO _____ \$ _____ Fee Paid Receipt# _____

<p>1. Applicant: Name <u>WM. & LAURA FEDER</u> Mailing Addr <u>170 WHITNEY AVE</u> State/Zip <u>PORTLAND 04102</u> Phone# <u>755-1173</u></p>	<p>2. Owner (if other than applicant): Name <u>JAME</u> Mailing Addr _____ State/Zip _____ Phone# _____</p>
<p>3. Specific location of property <u>163 BURTON WOODS RD</u> Map# <u>37</u> Lot# <u>24</u> Name of Lake/Pond/Stream (if applicable) <u>GREAT POND</u></p>	
<p>4. Current use of property (check all that apply) <input checked="" type="checkbox"/> Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other</p>	
<p>5. Proposed construction or change in use: <u>DEMOLISH & REPLACE EXISTING RESIDENCE</u></p>	
<p>6. Existing sewage disposal system type and capacity: <u>UNKNOWN / UNKNOWN</u> Present number of bedrooms <u>3</u>; Bedrooms to be added under this application <u>3</u> When did you purchase the property within Shoreland Zone? <u>9/1994</u> (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.</p>	
<p>7. Total lot area <u>24,400 S.F. ±</u>; Lot area within the Shoreland Zone <u>24,400 24,066 S.F. ±</u></p>	
<p>8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. <u>6,993 S.F. ±</u></p>	
<p>9. What is the total area of cleared openings of woody vegetation (Sqft) <u>15,000 S.F. ±</u></p>	
<p>10. Total number of structures on the lots <u>3</u>. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.</p>	

Present Structure Square Footage _____
 Proposed Structure Square Footage _____

*Required only for structures within Shoreland Zone

I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.

Signature:  ELLIOT TRAVER Signature: _____
AGENT

There may be additional Federal, State or local permits required depending on the nature of the project.

<p>TOWN USE ONLY DECISION: _____ APPROVE _____ DISAPPROVED Conditions _____ _____ _____ _____ _____</p>	<p>Date: _____ PB _____ CEO _____ Signatures: _____ _____ _____ _____ _____</p>
--	--

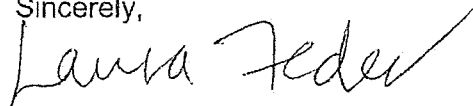
William & Laura Feder
170 Whitney Avenue
Portland, ME 04102

February 19, 2021

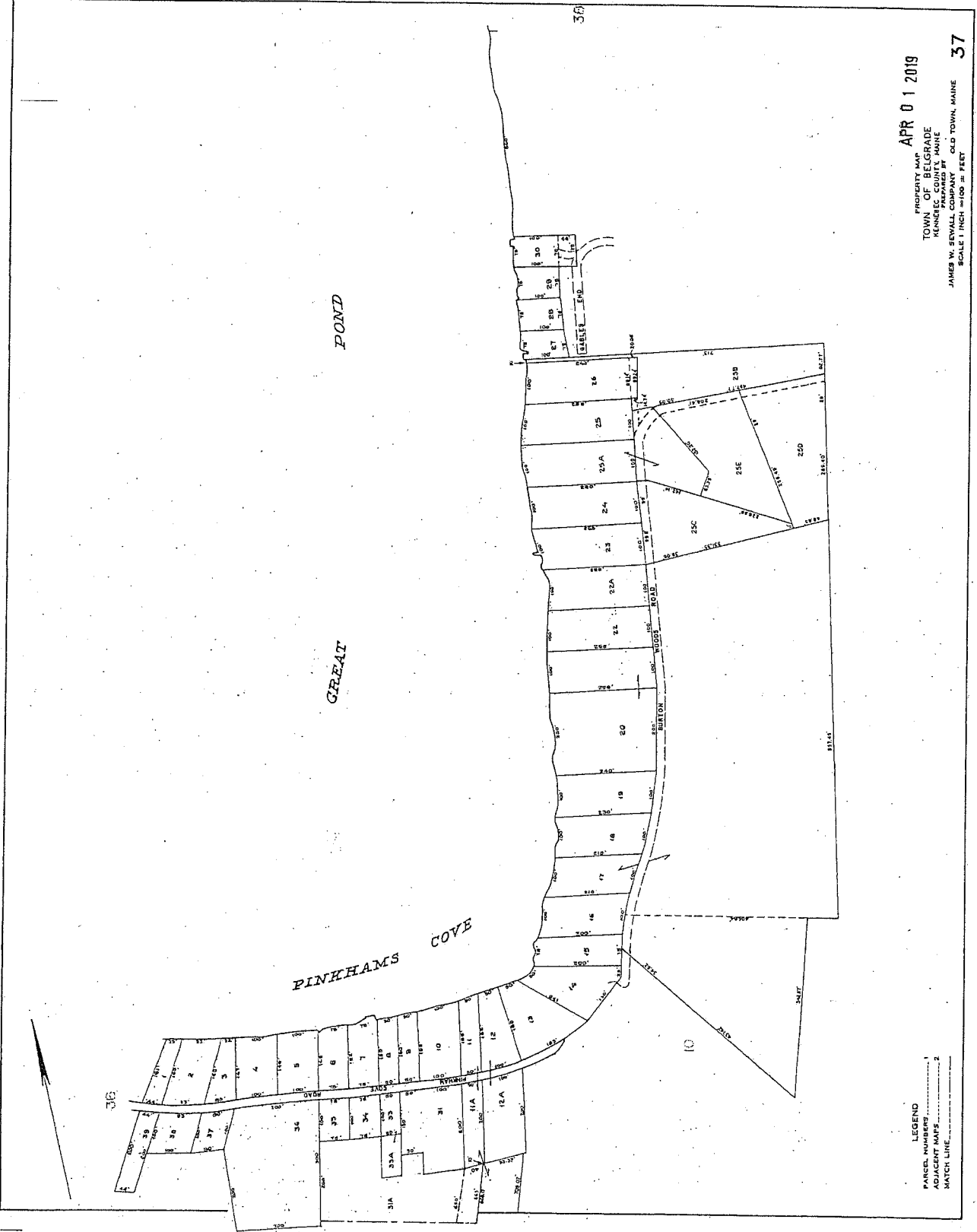
To Whom It May Concern:

Please be advised that Elliot B Thayer, PE, Thayer Engineering Company, 17 Hasson Street, Farmingdale, Maine 04344, has been engaged to provide site engineering and permitting services for our proposed removal and replacement of our existing residence at 163 Burton Woods Road in Belgrade 04917. Elliot Thayer is authorized to act as agent on our behalf in the preparation, presentation, and administration of land use applications for the Town of Belgrade and Maine Department of Environmental Protection.

Sincerely,



William and Laura Feder
Owners



APR 01 2019

PROPERTY MAP
 TOWN OF BELGRADE
 KENNEBEC COUNTY, MAINE
 JAMES W. SEWELL COMPANY OLD TOWN, MAINE

37

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

WARRANTY DEED

We, Harland Weeks and Mary Weeks, presently of Waterville, Maine, for consideration paid, grant to William A. and Laura G. Feder, presently of Portland, Maine, as joint tenants with right of survivorship, whose mailing address is: 170 Whitney Avenue, Portland, Maine 04102

025795

and with WARRANTY COVENANTS,

a certain lot or parcel of land situated in the Town of Belgrade, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot known and designated as No. 4 and starting at an iron stake situated on the west side of the camp right of way at the southeast corner of land of Gordon Blakeley heirs; thence running westerly along the southerly line of said Blakeley heirs to the shore of Great Pond, to a stake; thence southerly along the shore of Great Pond a distance of one hundred (100) feet to an iron stake on the shore of Great Pond; thence easterly to the camp right of way, thence northerly a distance of one hundred (100) feet along the westerly side of said right of way to the point of beginning.

Also a right of way to the above described property over lands lying between this lot and the main highway leading from Belgrade Depot to Oakland. This right of way to follow the road as now bulldozed and in use. Said road to be used and maintained in common with other land owners in this development.

Being the same premises conveyed to Harland Weeks and Mary Weeks by deed of Theodore H. Brown and Pauline W. Brown dated July 19, 1963 and recorded in the Kennebec County Registry of Deeds, Book 1309, Page 156.

Witness my hand and seal this 23rd day of September, 1994.

Susan E. Hunter
WITNESS

Harland Weeks
Harland Weeks

Susan E. Hunter
WITNESS

Mary Weeks
Mary Weeks

STATE OF MAINE
CUMBERLAND, ss.

September 23, 1994

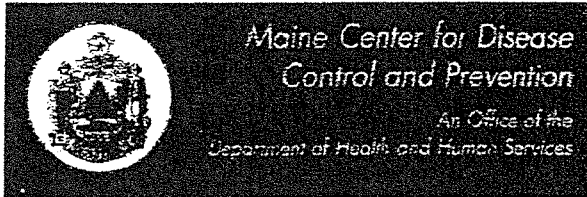
Personally appeared before me the above named Harland Weeks/ Mary Weeks and acknowledged the foregoing to be his/her free act and deed.

RECEIVED KENNEBEC CO.

94 SEP 26 AM 9:00

ATTEST: Thomas Paul Brown
REGISTER OF DEEDS

Susan E. Hunter
Notary Public/Attorney at Law
Susan E. Hunter.



Applicant
265.00

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; ITY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION	Town of <u>BELGRADE</u>
Property Owner's Name: <u>WILLIAM + LAURA FEDER</u>	Tel. No.: _____
System's Location: <u>163 BURTON WOODS ROAD</u>	
Property Owner's Address: <u>170 WHITNEY AVENUE</u>	Zip Code <u>04102</u>
e-mail address: <u>PORTLAND, ME</u>	

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)	SECTION OF RULE
1. <u>DISTANCE FROM DISPOSAL AREA TO ADUTTERS WELL (60FT)</u>	<u>TABLE 8A</u>
2. _____	_____
3. <u>INCREASE FILL SLOPE TO 3%!</u>	<u>TABLE 8A</u>
SITE EVALUATOR	
When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.	
<u>THE PROPOSED DISPOSAL AREA IS NOT CLOSER TO THE ADUTTERS WELL THAN THE DISPOSAL AREA IT IS REPLACING.</u>	
1. <u>VAUGHN L. SMITH</u>	S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available, enhances the potential of the site for subsurface wastewater disposal, and that the system should function properly.
<u>Vaughn L. Smith</u>	<u>10/25/20</u>
SIGNATURE OF SITE EVALUATOR	DATE

PROPERTY OWNER
I, _____, am the _____ owner _____ agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.
<u>[Signature]</u>
<input type="checkbox"/> SIGNATURE OF OWNER <input checked="" type="checkbox"/> AGENT FOR THE OWNER
<u>10/27/2020</u>
DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, Sam R. Fuller, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

Sam R. Fuller
LPI Signature

10/27/2020
Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

- Notes:
1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
 2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

CHARACTERISTIC	POINT ASSESSMENT
Soil Profile	
Depth to Groundwater/Restrictive Layer	
Terrain	
Size of Property	
Waterbody Setback	
Water Supply	
Type of Development	
Disposal Area Adjustment	
Vertical Separation Distance	
Additional Treatment	
TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.
 I, Gary R. Fuller, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

Gary R. Fuller
 LPI Signature

10/27/2020
 Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.
 I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

 LPI Signature

 Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

 SIGNATURE OF THE DEPARTMENT

 DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
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CHARACTERISTIC	POINT ASSESSMENT
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Depth to Groundwater/Restrictive Layer	
Terrain	
Size of Property	
Waterbody Setback	
Water Supply	
Type of Development	
Disposal Area Adjustment	
Vertical Separation Distance	
Additional Treatment	
TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: **BELGRADE**
Street or Road: **163 BURTON WOODS ROAD**
Subdivision, Lot #:

Town, City: **Belgrade** Permit # **3890**
Date Permit Issued: **10/27/20** Fee: \$ **250.00** Double Fee Charged:
Local Plumbing Inspector Signature: **Dany K. Smith** LPI = **850**

OWNER/APPLICANT INFORMATION

Fee: \$ _____ state drain fee \$ _____ Locally adopted fee
Copy: Owner Town State

Name (last, first, MI): **FEDER, WILLIAM & LAURA**
Mailing Address of Owner/Applicant: **170 WHITNEY AVENUE PORTLAND, ME 04102**
Daytime Tel. #:

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # **37** Lot # **24**

OWNER OR APPLICANT STATEMENT

CAUTION: INSPECTION REQUIRED

I state and acknowledge that the information submitted is correct to the best of my knowledge and understanding that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (date approved)

Signature of Owner/Applicant: **[Signature]** Date: **10/27/2020**

Local Plumbing Inspector Signature: _____ (date approved)

PERMIT INFORMATION

<p>TYPE OF APPLICATION</p> <p>1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: TRENCHES Year installed: _____ 3. Expanded System a. <25% Expansion b. ≥25% Expansion 4. Experimental System 5. Seasonal Conversion</p>	<p>THIS APPLICATION REQUIRES</p> <p>1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p><input checked="" type="checkbox"/> 1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components</p>
<p>SIZE OF PROPERTY</p> <p>± 0.6 SQ. FT. ACRES</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p><input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms 3 2. Multiple Family Dwelling, No. of Units _____ 3. Other: _____ (specify)</p>	<p>TYPE OF WATER SUPPLY</p> <p><input checked="" type="checkbox"/> 1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other _____</p>
<p>SHORELAND ZONING</p> <p><input checked="" type="checkbox"/> Yes No</p>	<p>Current Use Seasonal <input checked="" type="checkbox"/> Year Round Undeveloped</p>	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p><input checked="" type="checkbox"/> 1. Concrete a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: 1000 GAL</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p>1. Stone Bed 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device a. cluster array b. linear c. regular load <input checked="" type="checkbox"/> d. H-Box pad 4. Other: (13' x 40') SIZE: 770 sq. ft. in. ft.</p>	<p>GARBAGE DISPOSAL UNIT</p> <p><input checked="" type="checkbox"/> 1. No 2. Yes 3. Maybe (If Yes or Maybe, specify one below) a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet</p>	<p>DESIGN FLOW</p> <p>270 gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE: 4/B at Observation Hole # 1 Depth: NA of Most Limiting Soil Factor</p>	<p>DISPOSAL FIELD SIZING</p> <p><input checked="" type="checkbox"/> 1. Medium---2.6 sq. ft./gpd 2. Medium---Large 3.3 sq. ft./gpd 3. Large---4.1 sq. ft./gpd 4. Extra Large---5.0 sq. ft./gpd</p>	<p>EFFLUENT/EJECTOR PUMP</p> <p>1. Not Required 2. May Be Required <input checked="" type="checkbox"/> Required Specify only for engineered systems DOSE: _____ gallons</p>	<p>3. Section 4G (meter readings); ATTACH WATER METER DATA</p> <p>LATITUDE AND LONGITUDE center of disposal area Lat: 44° 38' 50" Lon: 69° 49' 39" if g.p.s. state margin of error: _____</p>

SITE EVALUATOR STATEMENT

I certify that on **10/03/20** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144 CMR 241).

Signature: **[Signature]**
Site Evaluator Name Printed: **VAUGHN L. SMITH**

VAUGHN L. SMITH
226
10/25/20
441-3887
SOILTESTMAN@GMAIL.COM
E-mail Address

Note: Changes to or deviations from the design should be made by the Site Evaluator

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

BELGRADE

163 BURTON WOODS ROAD

WILLIAM + LAURA FEDER

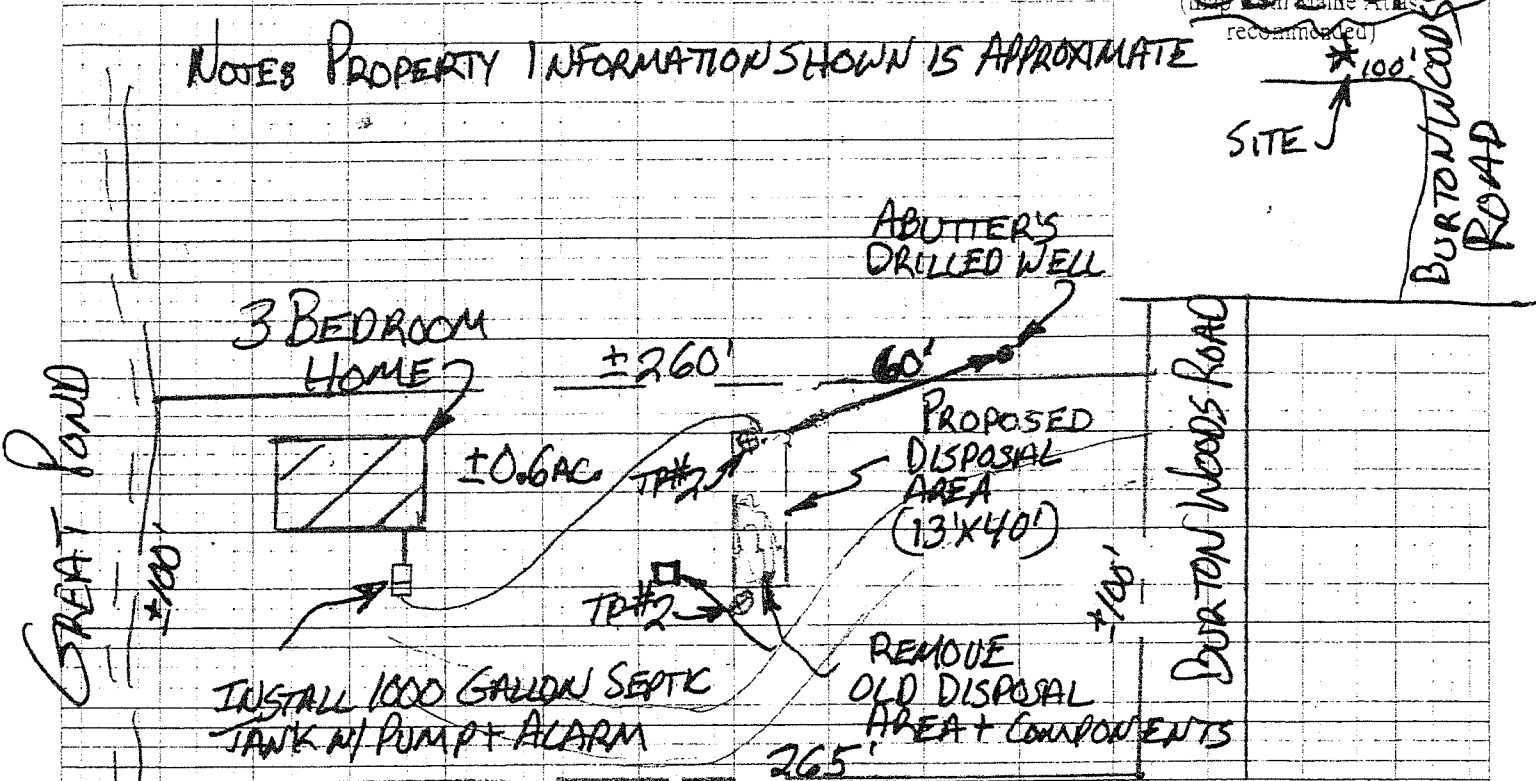
SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN

(Use 1/4" Minimum Arrows recommended)

NOTES PROPERTY INFORMATION SHOWN IS APPROXIMATE



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole #1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

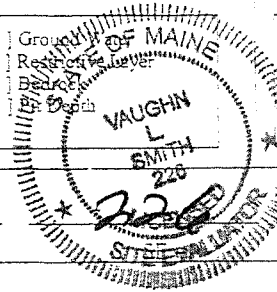
Observation Hole #2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	BOULDERY SANDY LOAM	FRIABLE	BROWN	NONE
10-20	COBBLY LOAMY SAND		BROWNISH YELLOW	
20-30			BROWN	
30-40			BROWNISH YELLOW	
40-50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	GRAVELLY SANDY LOAM	FRIABLE	BROWN	NONE
10-20	LOAMY SAND		BROWNISH YELLOW	
20-30			BROWN	
30-40			BROWNISH YELLOW	
40-50				

Soil Classification: 4 B 1 c	Slope: %	Limiting Factor: N/A	Ground Water Restrictive Layer: <input type="checkbox"/>	Soil Classification: 4 B 9	Slope: %	Limiting Factor: N/A	Ground Water Restrictive Layer: <input type="checkbox"/>
Profile Condition: <input type="checkbox"/>				Profile Condition: <input type="checkbox"/>			Bedrock: <input type="checkbox"/>
							Pit Depth: <input type="checkbox"/>

Vaughn L. Smith
 Site Evaluator Signature



10/25/20
 Date

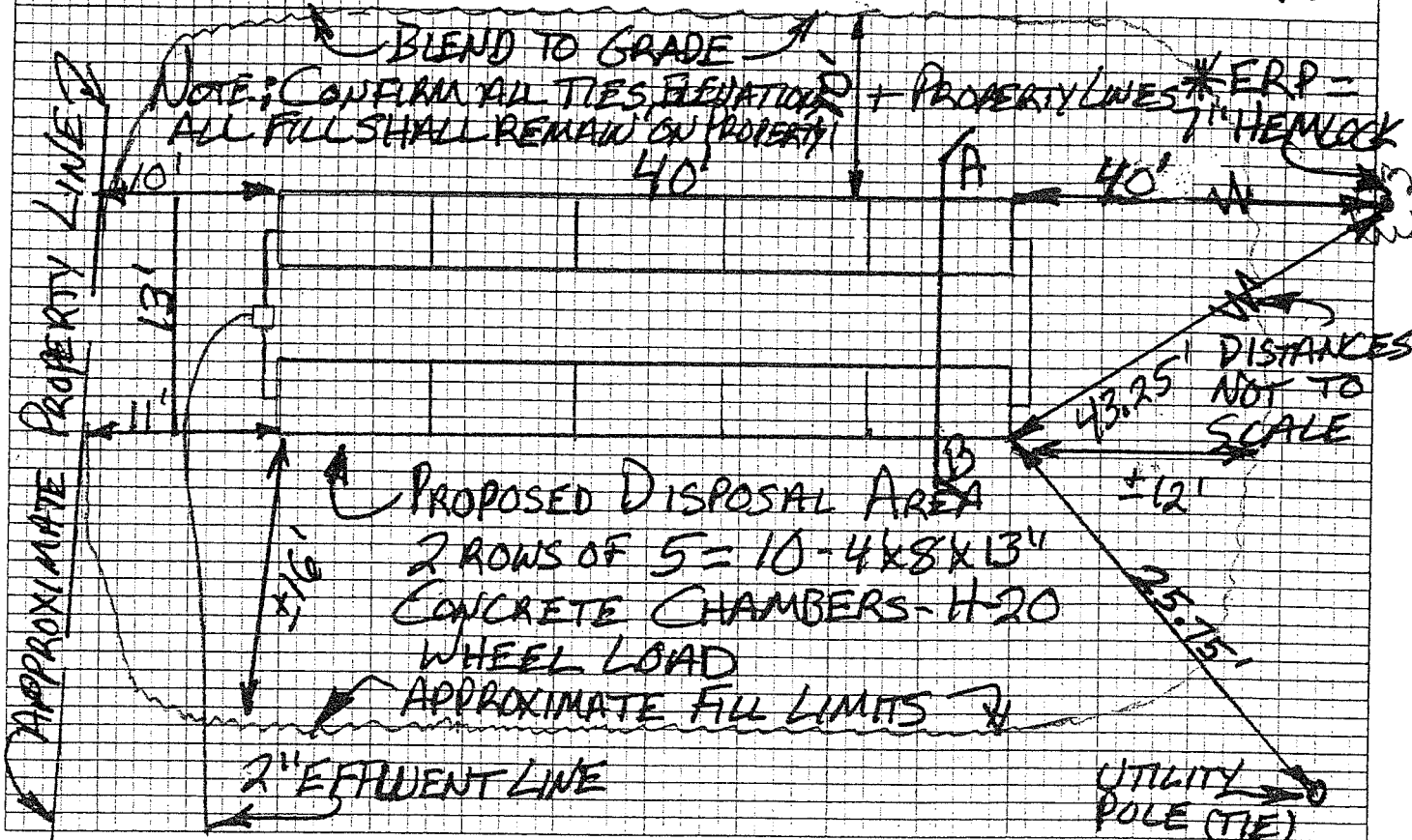
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

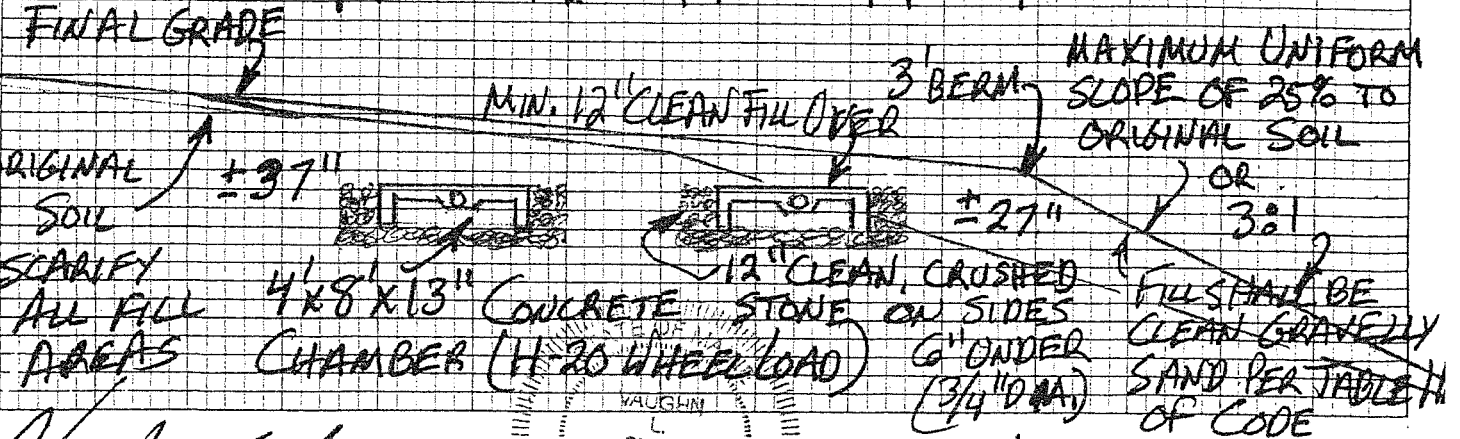
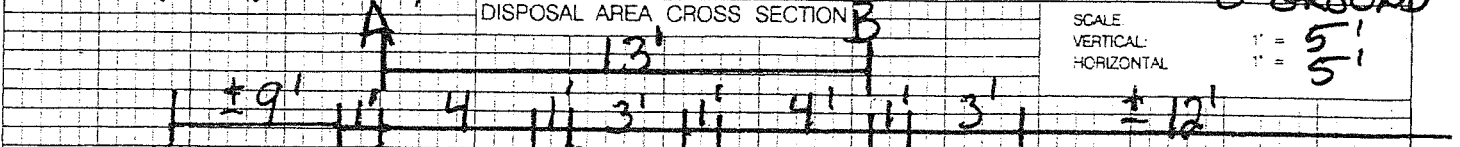
Belgrade Town, City, Precinct
Street, Road, Subdivision
Owner's Name
BELGRADE 16.3 BURTON WOODS ROAD WILLIAM + LAURA FEDER

SUBSURFACE WASTEWATER DISPOSAL PLAN

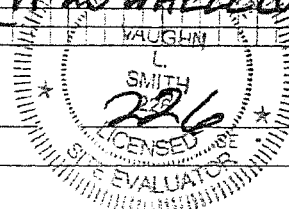
SCALE 1" = 10 FT.



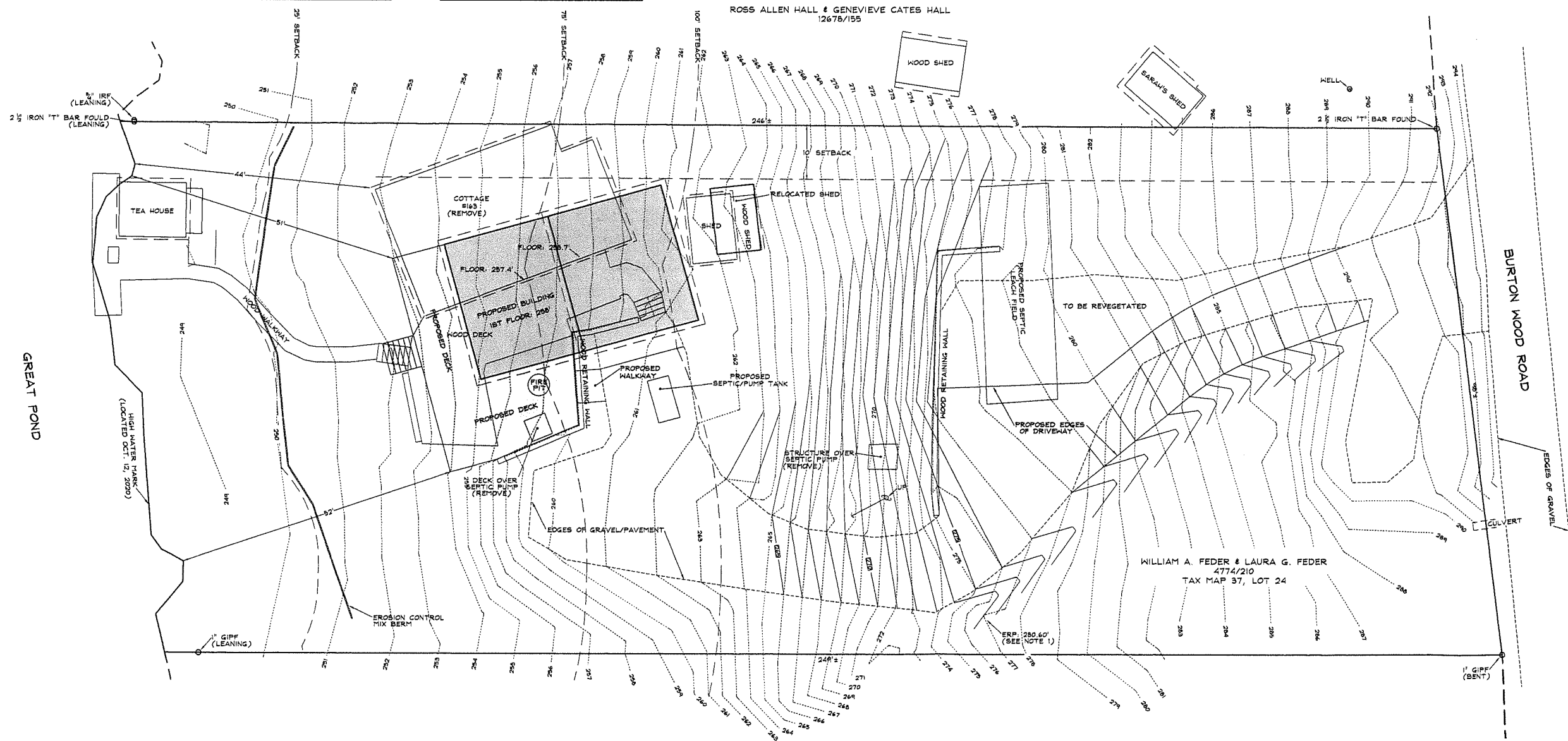
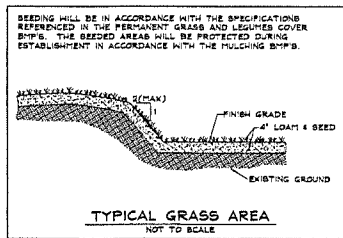
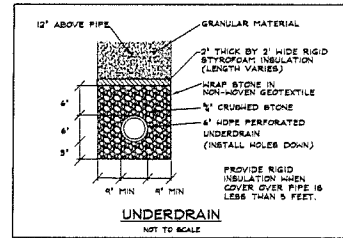
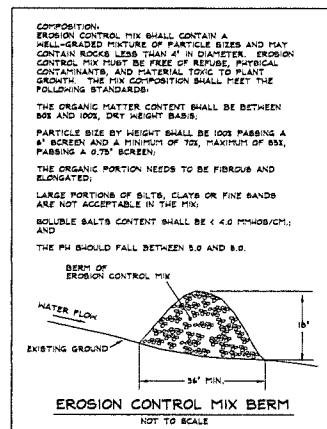
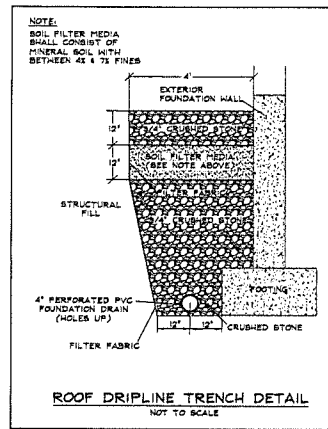
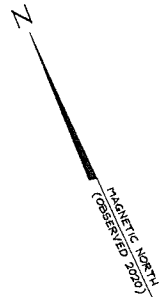
FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	±37"	Finished Grade Elevation	277.0'	Location & Description	7" HEMLOCK
Depth of Fill (Downslope)	±27"	Top of Distribution Pipe or Proprietary Device	276.0'		40" ABOVE GROUND
FILL DEPTHS WILL VARY		Bottom of Disposal Area	274.9'	Reference Elevation	0" GROUND



Site Evaluator Signature
Vaughn Feder



Date
10/25/20




STATISTICS

EXISTING FOOTPRINT AREAS:		EXISTING IMPERVIOUS AREAS WITHIN 250' SHORELAND ZONE:	
BETWEEN 0'-25' FROM HWM	386 S.F. ±	BUILDINGS (INCLUDING DECK/STEPS):	2,456 S.F. ±
BETWEEN 25'-75' FROM HWM	1,350 S.F. ±	DRIVEWAY & PARKING:	4,912 S.F. ±
BETWEEN 75'-100' FROM HWM	549 S.F. ±	SEPTIC TANK STRUCTURE:	28 S.F. ±
TOTAL	2,285 S.F. ±	TOTAL:	6,993 S.F. ± (28.6% OF LOT AREA WITHIN SHORELAND ZONE, 24,466 S.F.)
PROPOSED FOOTPRINT AREAS:		PROPOSED IMPERVIOUS AREAS WITHIN 250' SHORELAND ZONE:	
BETWEEN 0'-25' FROM HWM	386 S.F. ±	BUILDINGS (INCLUDING DECK/STEPS):	2,495 S.F. ±
BETWEEN 25'-75' FROM HWM	1,076 S.F. ±	DRIVEWAY & PARKING:	4,538 S.F. ±
BETWEEN 75'-100' FROM HWM	790 S.F. ±	TOTAL:	6,993 S.F. ± (28.6% OF LOT AREA WITHIN SHORELAND ZONE, 24,466 S.F.)
TOTAL	2,252 S.F. ±		

NOTES:

- 1.) THE VERTICAL DATUM SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AS DERIVED FROM MAINE DEPARTMENT OF TRANSPORTATION (MDOT) CONTROL POINT "BRN-44A AZ MK". PROJECT ELEVATION REFERENCE POINT IS A SPIKE SET HORIZONTALLY 5.6-FEET ABOVE GROUND IN AN 7-INCH DIAMETER HEMLOCK TREE LOCATED ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY, AND SHOWN HEREON AS 'ERP: 280.60', (SEE NOTE 1)'. ELEVATION = 280.60', NAVD 1988.
- 2.) CLEARING OF TREES AND PRELIMINARY GRADING HAS BEEN STARTED FOR SEPTIC SYSTEM AND DRIVEWAY, ALL BEYOND THE 100-FOOT SETBACK FROM HIGH WATER MARK.





THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hasson Street Farmingdale, Maine 04344-1813
(207)582-7762 fax (207)582-8113 thayereng.com

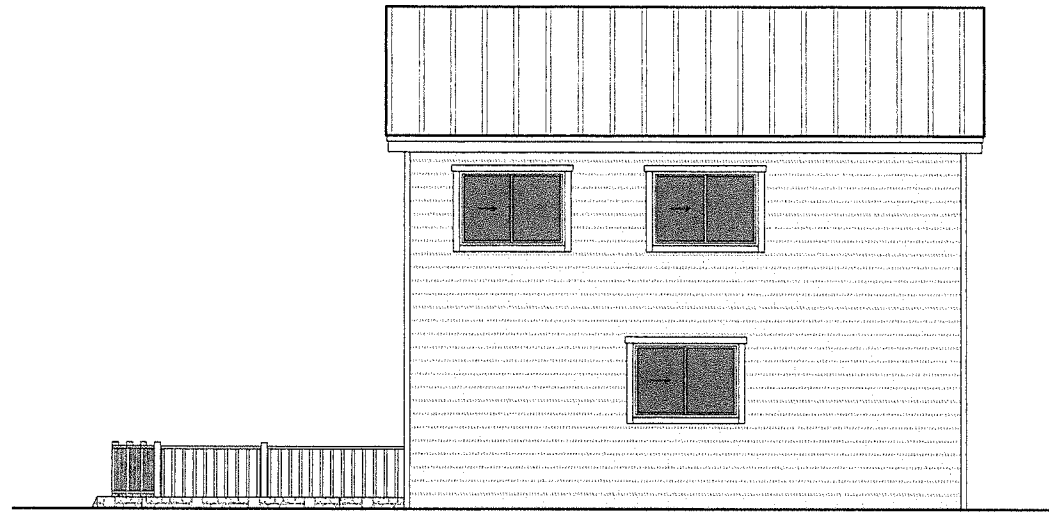
SITE PLAN

WILLIAM A. FEDER & LAURA G. FEDER
163 BURTON WOODS ROAD, GREAT POND
BELGRADE, MAINE

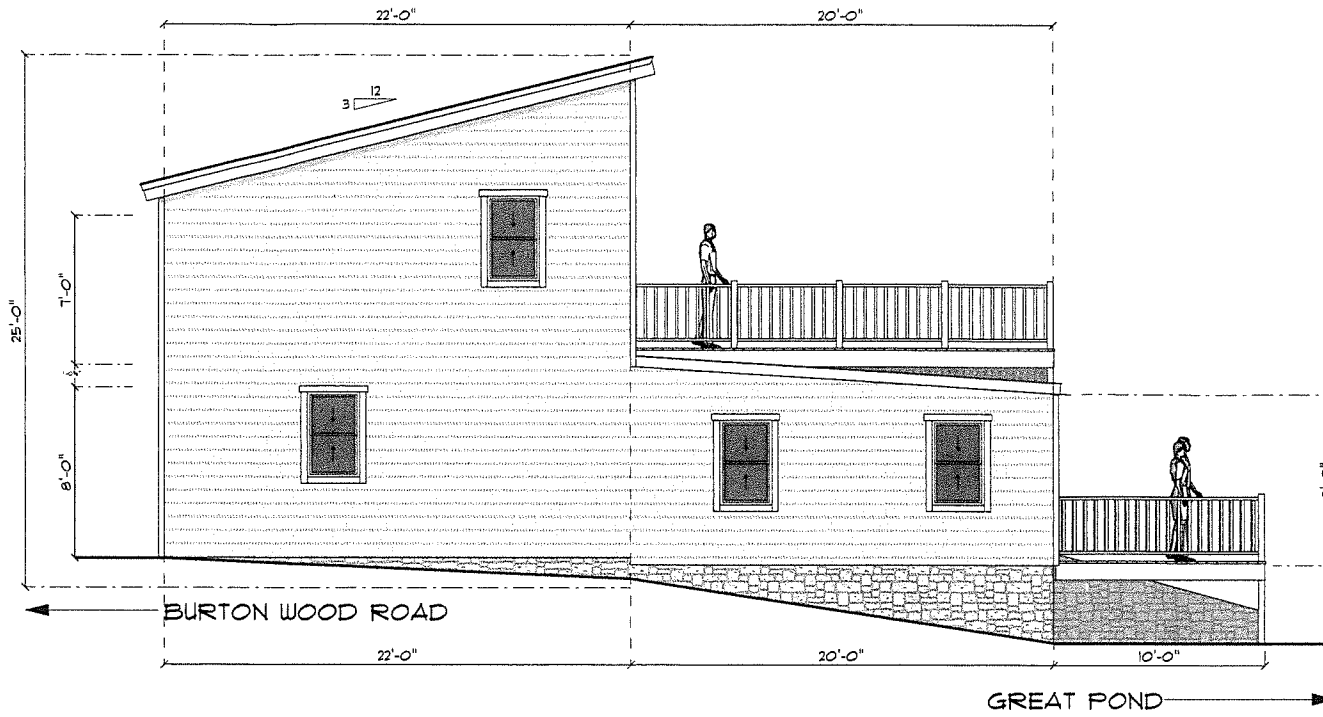
Date: MARCH 17, 2021	Drawn by: NM	Chkd. by:
Scale: 1" = 10'	Drawing # 1	Proj. # 202036

PRELIMINARY WORK! BRONZE, SILVER AND GOLD

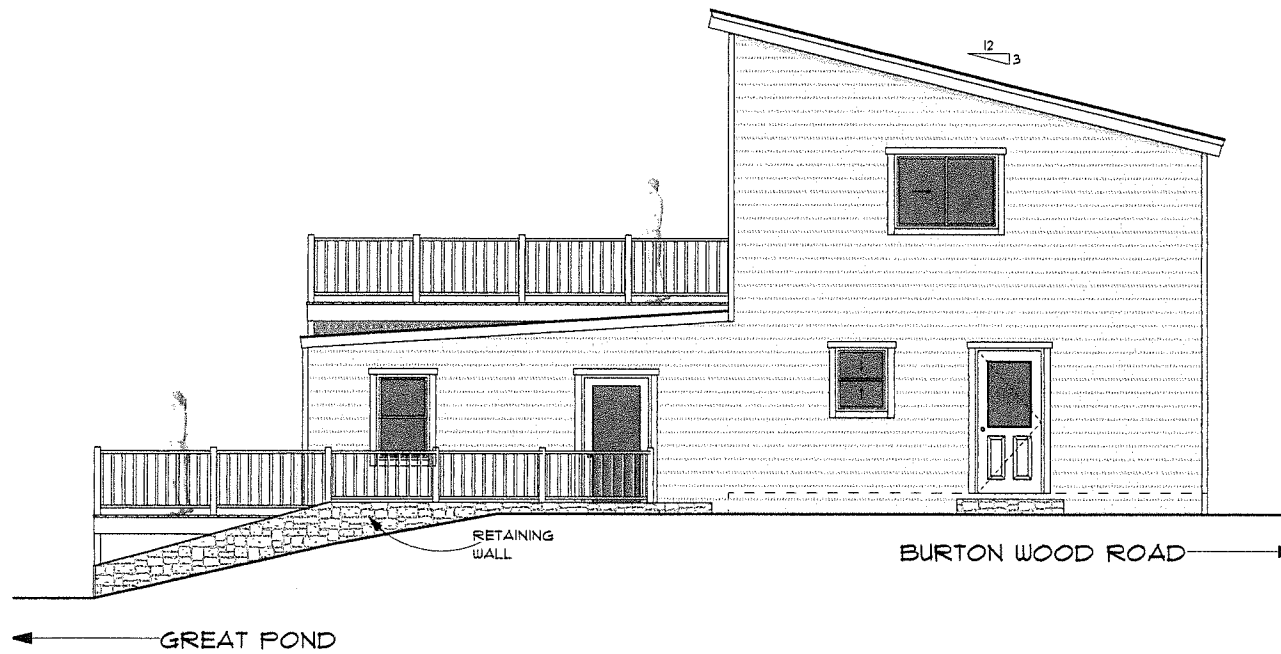
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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YINCE DOSTIE

CA2015339	09/2020	01/07/21	03/03/21
1 OF 3	PLP	FLP	BEL
FEDER CAMP	MRM	26 X 42 CAMP	BELGRADE, ME
SCALE = AS NOTED	03/03/21	SCALE = AS NOTED	



PRELIMINARY DRAWING NOT FOR CONSTRUCTION

OPENING SCHEDULE

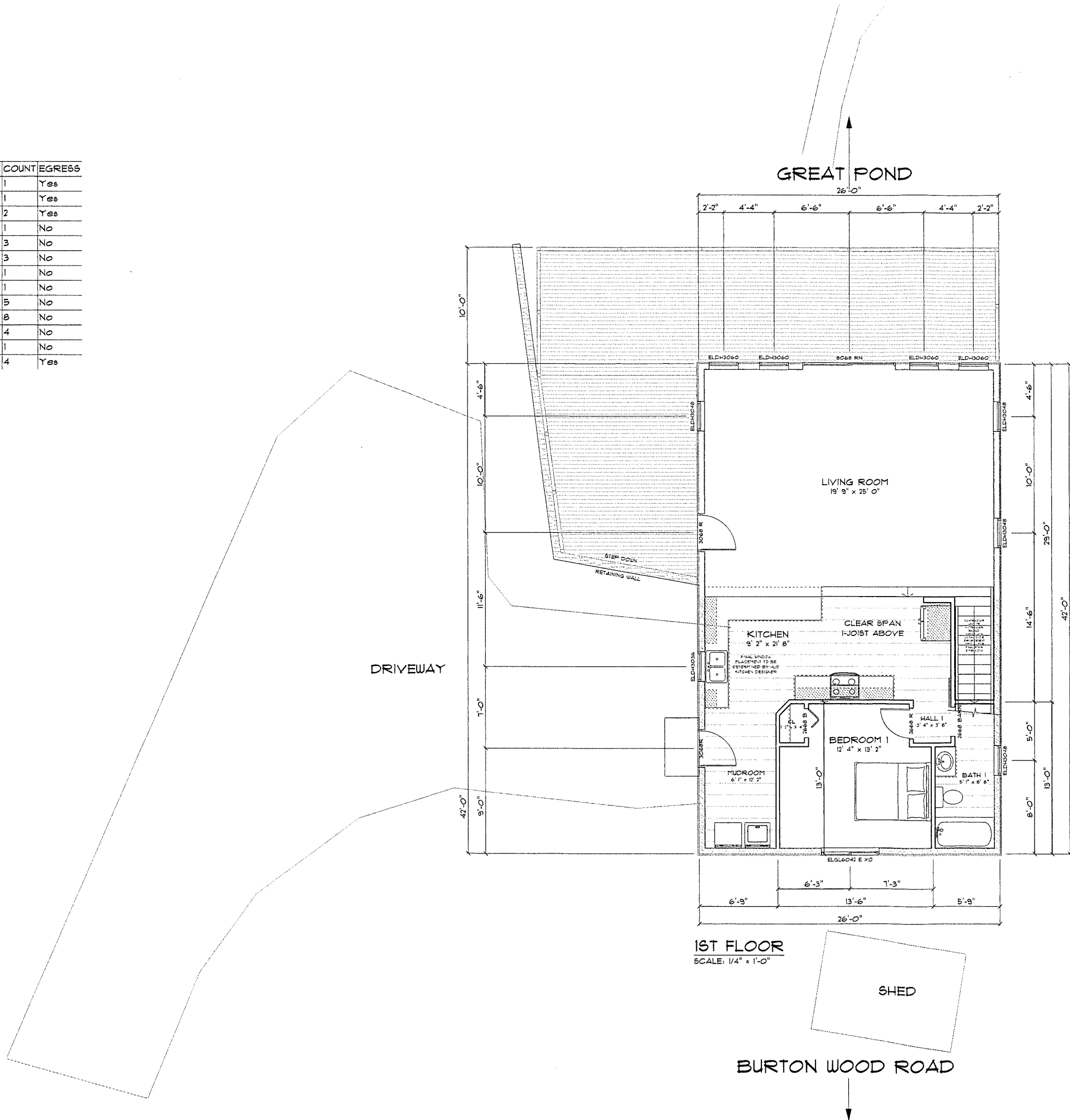
LIBRARY NAME	PRODUCT CODE	COUNT	EGRESS
SP\DOORS\EXTERIOR\HINGED\I LITE	3068R	1	Yes
SP\DOORS\EXTERIOR\HINGED\GLASS	3068 R	1	Yes
SP\DOORS\EXTERIOR\SLIDER	8068 RN	2	Yes
SP\DOORS\INTERIOR\BARN	2668 BARN	1	No
SP\DOORS\INTERIOR\BIFOLD	2668 B	3	No
SP\DOORS\INTERIOR\HINGED	2668 L	3	No
SP\DOORS\INTERIOR\HINGED	2668 R	1	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Wide Unit	ELD3036	1	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Wide Unit	ELD3048	5	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Wide Unit	ELD3060	8	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Picture	3036F	4	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Picture	8036F	1	No
SP\WINDOWS\Marvin\Elevate\Gliders\Wide Unit	ELGL6042 E XO	4	Yes

AREA SCHEDULE

NAME	AREA
FOOTPRINT (USED FOR ESTIMATING)	1109.1 sq ft.
1ST FLOOR FINISHED	1092.0 sq ft.
2ND FLOOR FINISHED	512.0 sq ft.
WOOD PORCH/DECK	621.8 sq ft.
UPPER LEVEL DECK	520.0 sq ft.

"GENERAL PLAN NOTES"

- ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES
- THE BUILDING CODE IS THE MINIMUM REQUIREMENT, ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD
- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND EXTEND BELOW THE FROST LINE
- ALL LUMBER EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED
- SMOKE ALARMS ARE TO BE HARDWIRED, INTERCONNECTED AND INSTALLED IN THE FOLLOWING LOCATIONS:
 - EACH SLEEPING AREA
 - OUTSIDE EACH SEPERATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY INCLUDING BASEMENT AND HABITABLE ATTICS
 - NOT LESS THAN 3' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR A BATHTUB
- A GARAGE CEILING WITH HABITABLE SPACE ABOVE MUST BE PROTECTED WITH 5/8" TYPE X GYPSUM
- COMMON WALL BETWEEN HOUSE AND GARAGE MUST HAVE NO LESS THAN 1/2" GYPSUM ON THE GARAGE SIDE
- OPENINGS BETWEEN THE RESIDENCE AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATE DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.
- GARAGE SLAB MUST BE AN APPROVED NON-COMBUSTIBLE MATERIAL AND BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A FLOOR DRAIN OR THE MAIN VEHICLE ENTRY DOOR
- MAX SILL HEIGHT FOR EGRESS WINDOWS IS 44"
- REFER TO IRC 308.4 FOR HAZARDOUS GLAZING LOCATIONS
- REFER TO IRC TABLE R602.3(1) FOR FASTENING SCHEDULE
- REFER TO IRC R602.1(2) FOR INTERIOR GIRDER SPANS



1ST FLOOR
SCALE: 1/4" = 1'-0"

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VINCE DOSTIE

FEDER CAMP
26 X 42 CAMP
BELGRADE, ME

08/27/20
01/07/21
03/13/21

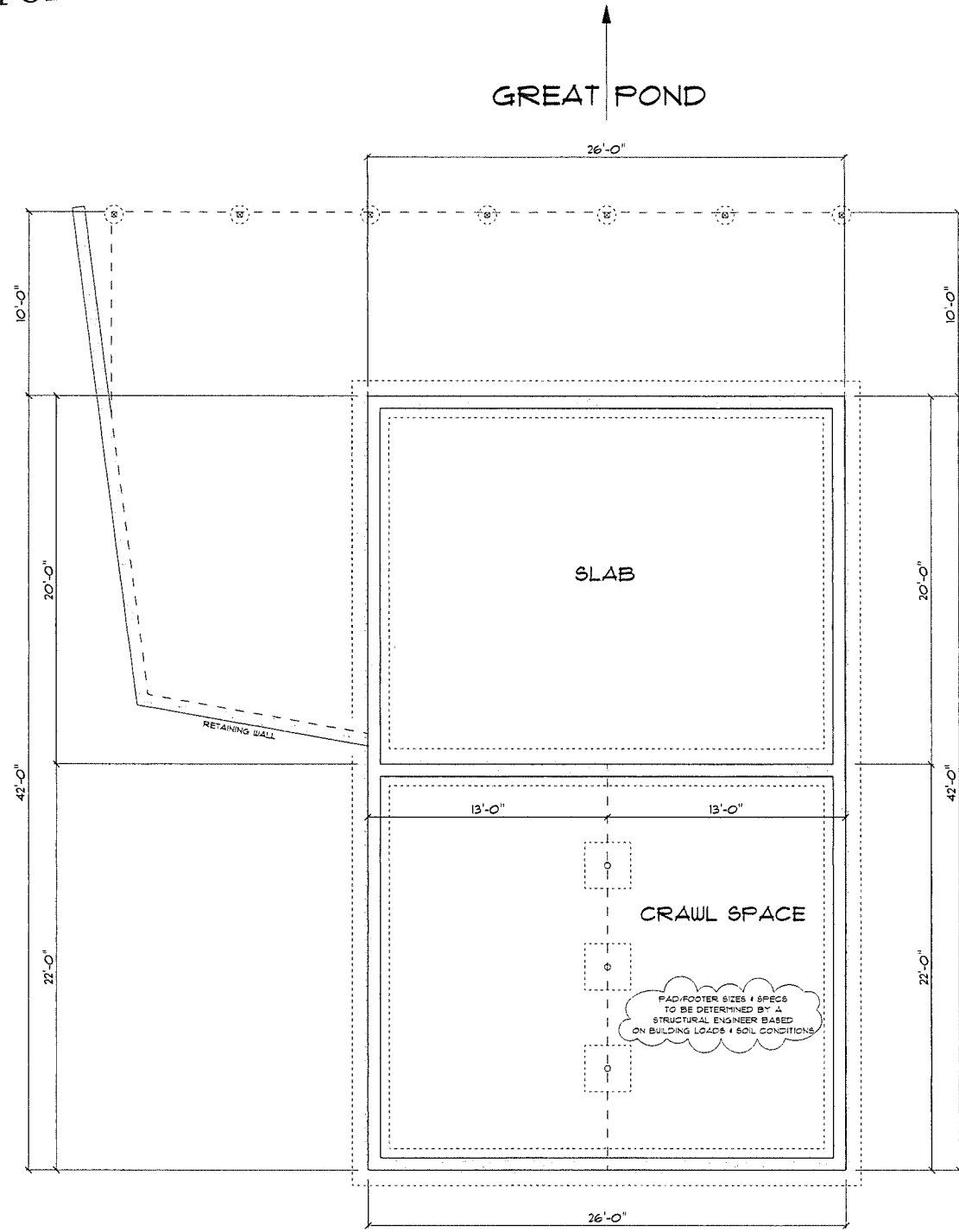
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CAD01539
2 OF 3

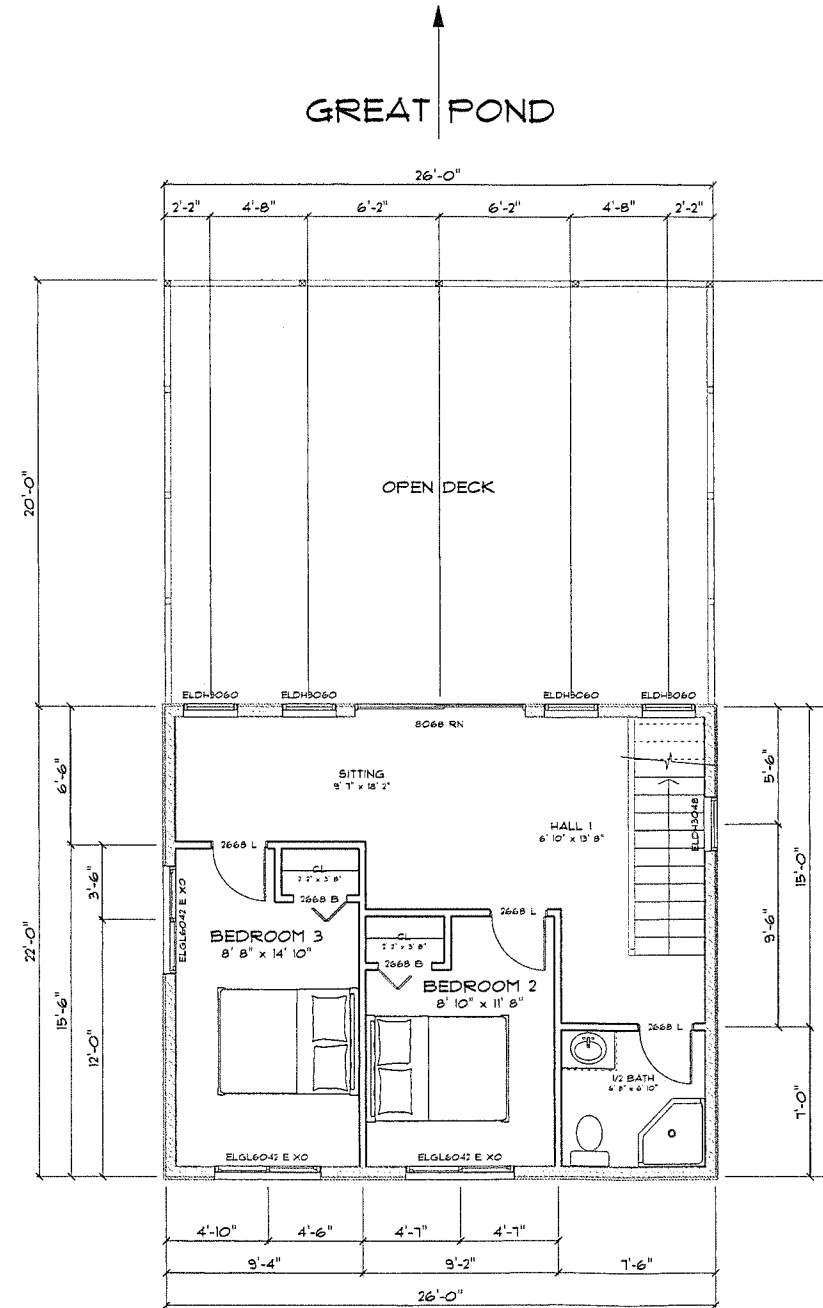
HOME PLANNING CENTER
A Division of Hammond Lumber Company

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**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



CRAWLSPACE_FROST WALLS
SCALE: 1/4" = 1'-0"



2ND FLOOR
SCALE: 1/4" = 1'-0"

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Fairfield • Farmington • Greenville • Machias • Portland • Rockland • Skowhegan
WWW.HAMMONDLUMBER.COM

YINCE DOSTIE

08/27/20	01/07/21	03/03/21	CA201539
FEDER CAMP	MRT	FLP	BEL
26 X 42 CAMP	Belgrade, March 13, 2021		3 OF 3
BELGRADE, ME	SCALE - AS NOTED		



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Town of Belgrade Planning Board

April 13, 2021 / 8 a.m.

This special meeting was conducted online.
A recording of the meeting can be viewed at

https://youtu.be/H_0INnw25dM

MINUTES

Present: Planning Board members Rich Baker, George Seel and Sara Languet; Town Manager Anthony Wilson, Code Enforcement Officer Gary Fuller, Deputy Clerk Sheila Thorne, Andrew Proulx, Frederick Rancourt.

Mr. Baker called the meeting to order at 8:01 a.m.

1. NEW BUSINESS

A. SHORELAND APPLICATION – Applicants/Owners: Andrew Proulx. Location: 92 Castle View Lane (Long Pond), Map 21 Lot 6A. Purpose: nonconforming lot and non-conforming structure (15x20 addition to replace existing deck).

Findings of fact completed. Motion by Mr. Seel to approve with condition for DEP's stormwater best management practices. Seconded by Mrs. Languet. Motion approved 3-0.

B. SHORELAND APPLICATION – Applicants/Owners: Frederic Rancourt. Location: 93 Ambrose Cove Road (Messalonskee Lake), Map 47 Lot 2. Purpose: nonconforming lot and non-conforming structure (construct 10x30 deck and 10x16 shed). Findings of fact completed. Some discussion regarding shed and CMP setback rules regarding power lines. Motion by Mr. Seel to approve with condition for DEP's stormwater best management practices. Seconded by Mrs. Languet. Motion approved 3-0.

Discussion between Town Manager Anthony Wilson and planning board regarding setting another special planning board meeting to consider some of the shoreland applications in the queue. The group agreed to meet on Tuesday, April 20, to consider more applications, with the time to be determined.

Motion to adjourn by Mr. Seel and seconded by Mrs. Languet. Motion approved 3-0.